



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

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

Wednesday, December 18, 2024

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 18, 2024 Planning Commission Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. October 16, 2024 Planning Commission Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **2024-0003 U-24-3 - 510 Mount Vernon** - Request for a Conditional Use Permit to amend conditions of a previous Use Permit to allow illumination of the existing athletic field.
(Presented by LaQuita Williams, Planner II)

VI. Work Session

- A. North Springs MARTA Corridor Study LCI Presentation

VII. Ongoing Business

*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.*



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VIII. New Business

IX. Adjournment

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P&Z STAFF REPORT

Planning Commission Meeting, December 18, 2024

Case: **U-24-3 – 510 Mount Vernon Highway**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: November 22, 2024

REQUEST

Request for a Conditional Use Permit to amend the conditions of Use Permit U17-0001 to allow illumination of the existing athletic field.

APPLICANT

Property Owner:	Petitioner:	Representative:
Mount Vernon Presbyterian School Inc.	Mount Vernon Presbyterian School Inc.	Jordan Edwards The Gallaway Law Group

SUMMARY

The Applicant requests a Conditional Use Permit to amend the conditions of the Use Permit issued in 2017 (U17-0001) to allow illumination of the existing athletic field.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval with Conditions** of Conditional Use Permit U-24-3.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. “*Revised Application*” received November 18, 2024.
2. “*Campus History Supplement*” received November 18, 2024.
3. “*Noise Report for Mount Vernon School*” Prepared by JS Audio Design and dated on November 6, 2024. Received November 18, 2024.
4. “*Traffic Impact Study for Proposed Improvements to Football Field*” Stamped by Abdul Kareem Amer and prepared by A&R Engineering Inc. Dated November 15, 2024, and received on November 18, 2024.

5. *Musco Lighting Information Package Prepared for The Mount Vernon School Football- Sports Lighting Project*” dated for March 21, 2024, and received November 18, 2024.

6. “*Constitutional Objections*” received November 18, 2024

Plans:

7. “*Mount Vernon Presbyterian School – Proposed Campus Expansion Overall Campus Plan*” prepared by Breedlove Land Planning dated and received on September 23, 2024.

8. “*Mount Vernon School Layout and Landscaping Plan*” prepared Breedlove Land Planning dated on September 23, 2024, and received November 18, 2024.

9. “*Mount Vernon School Athletics Complex – Campus Planting Plan*” Stamped by Alan Andrew Wieczynski. Prepared by Breedlove Land Planning and dated November 14, 2024.

10. “*Mount Vernon School Layout and Landscaping Phasing Plan*” prepared by Breedlove Land Planning. Dated and received on November 14, 2024.

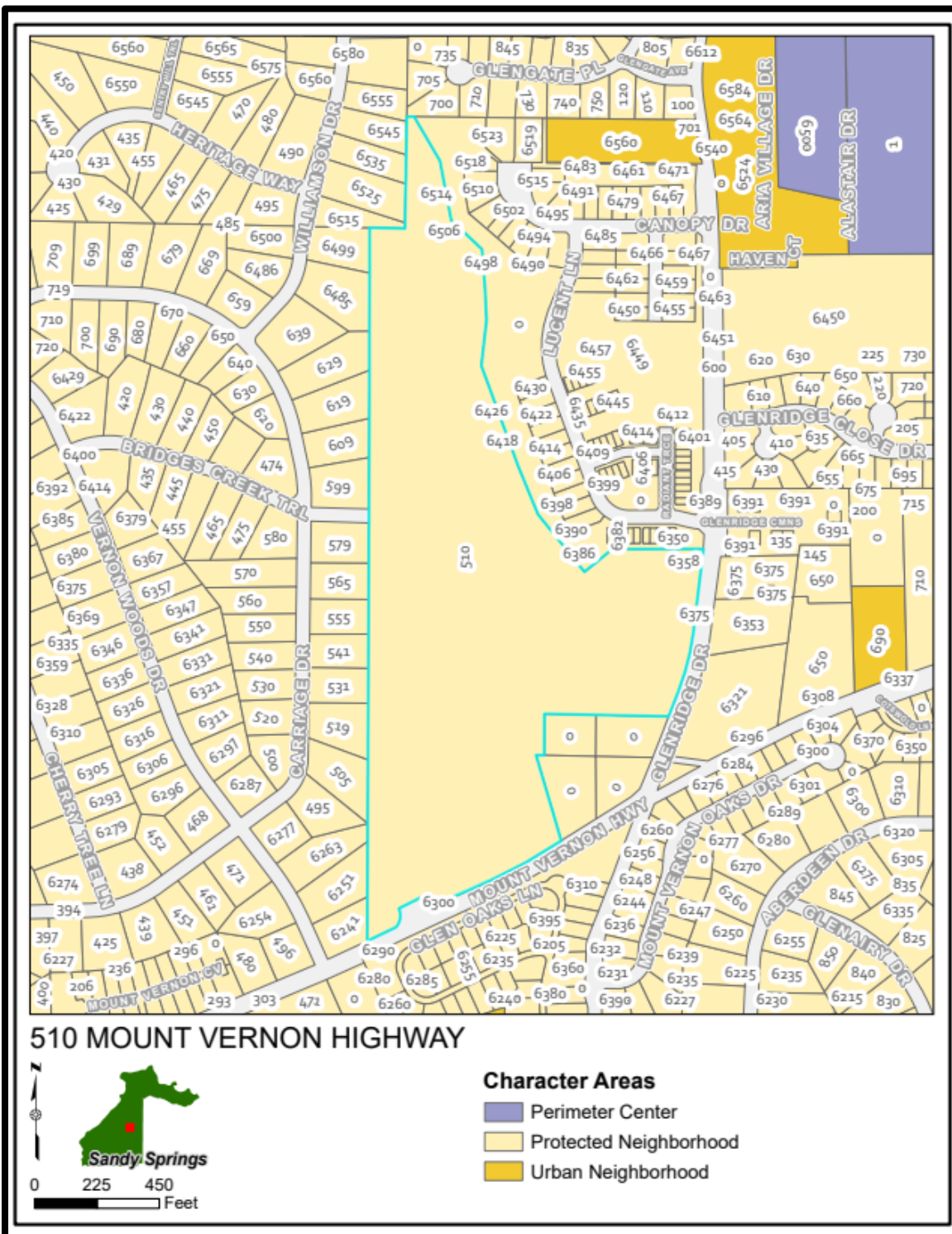
11. “*Boundary, Topographic and Tree Survey Mount Vernon Presbyterian School*” Stamped by Glenn A. Valentino and dated for February 1, 2023. Received November 18, 2024.

PROPERTY INFORMATION	
Location:	510 Mount Vernon Highway (Parcel # 17 0072 LL0768)
Council District:	4 – Jody Reichel
Road frontage:	Approximately 786 feet of frontage on Mount Vernon Highway Approximately 618 feet of frontage on Glenridge Drive
Acreage:	Approximately 39.43 Acres
Current Zoning: Existing Land Use:	RE-2 (Residential Estate – 2 acres minimum) School, private (K-12)
Previous Zoning Case/Cases:	2003U-0009 ZM07-009 U17-0001 U23-0001 U23-0004
Character Area:	Protected Neighborhood
PROCESS	

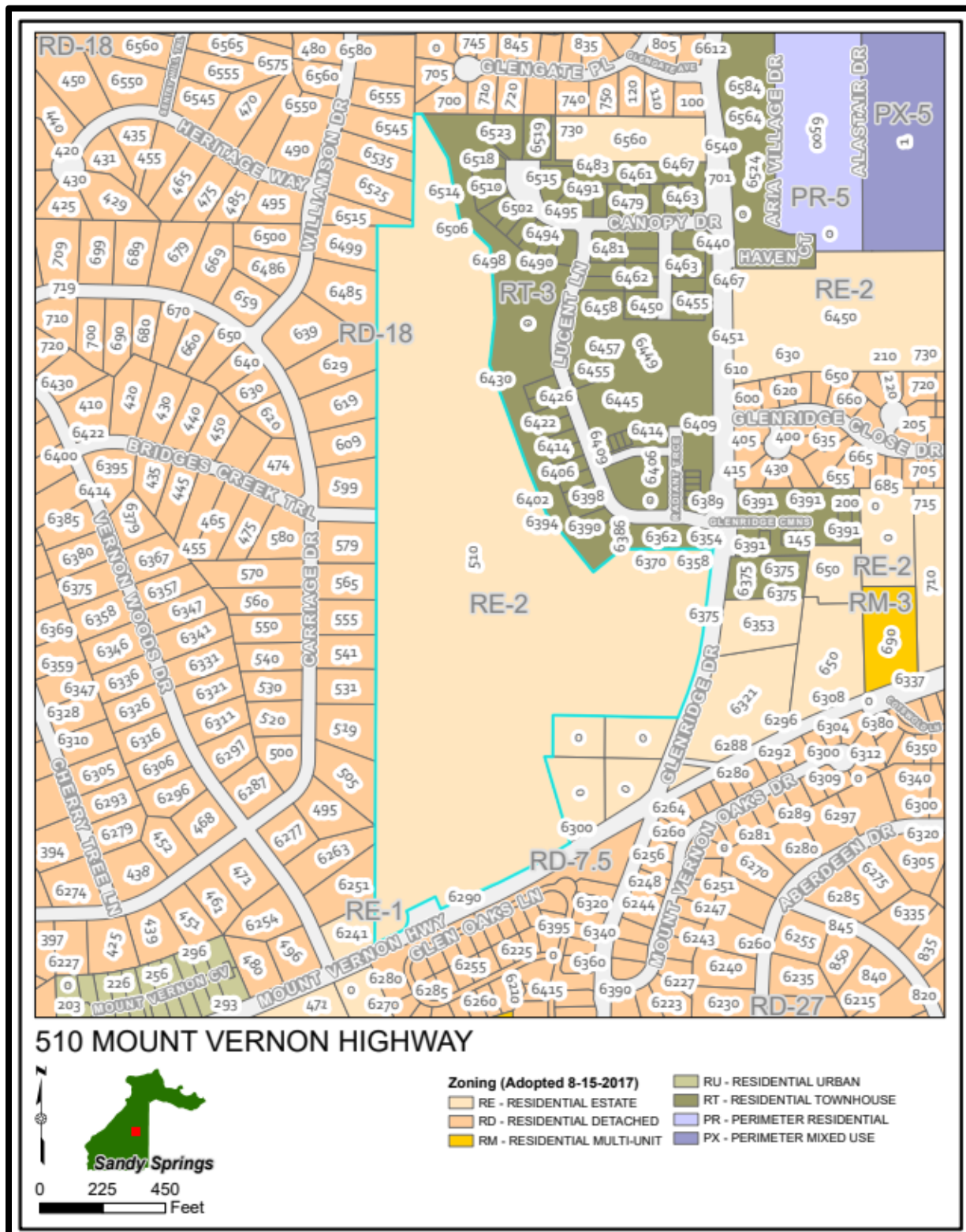
Community Meeting I: September 16, 2024	Supplemental Meeting: October 24, 2024	Second Community Meeting II: October 30, 2024	Planning Commission Hearing: December 18, 2024	Mayor and City Council Hearing: January 21, 2025
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EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
West	RD-18 (Residential Detached) & RE-1 (Residential Estate) Single Unit Detached	Mount Vernon Woods Subdivision	Varies
South	RD-7.5 (Residential Detached) Single Unit Detached	Glenview Subdivision	Varies
Southeast	RE-2 (Residential Estate) Place of Worship	590 Glenridge Drive	3.39 Acres
East	RE-2 (Residential Estate) Place of Worship	6353 Glenridge Drive	5.34 Acres
East	RT-3 (Residential Townhouse) Single Unit Attached	Glenridge Square Subdivision	Varies
East	RT-3 (Residential Townhouse) Single Unit Attached	Glenridge Commons Subdivision	Varies
Northeast	RT-3 (Residential Townhouse) Single Unit Attached & Detached	Aria Subdivision	Varies
North	RD-7.5 (Residential Detached) Single Unit Detached	Gates at Glenridge Subdivision	Varies
PROPOSED DEVELOPMENT			
--	RE-2 (Residential Estate)	510 Mount Vernon Highway Mount Vernon School	39.43 acres

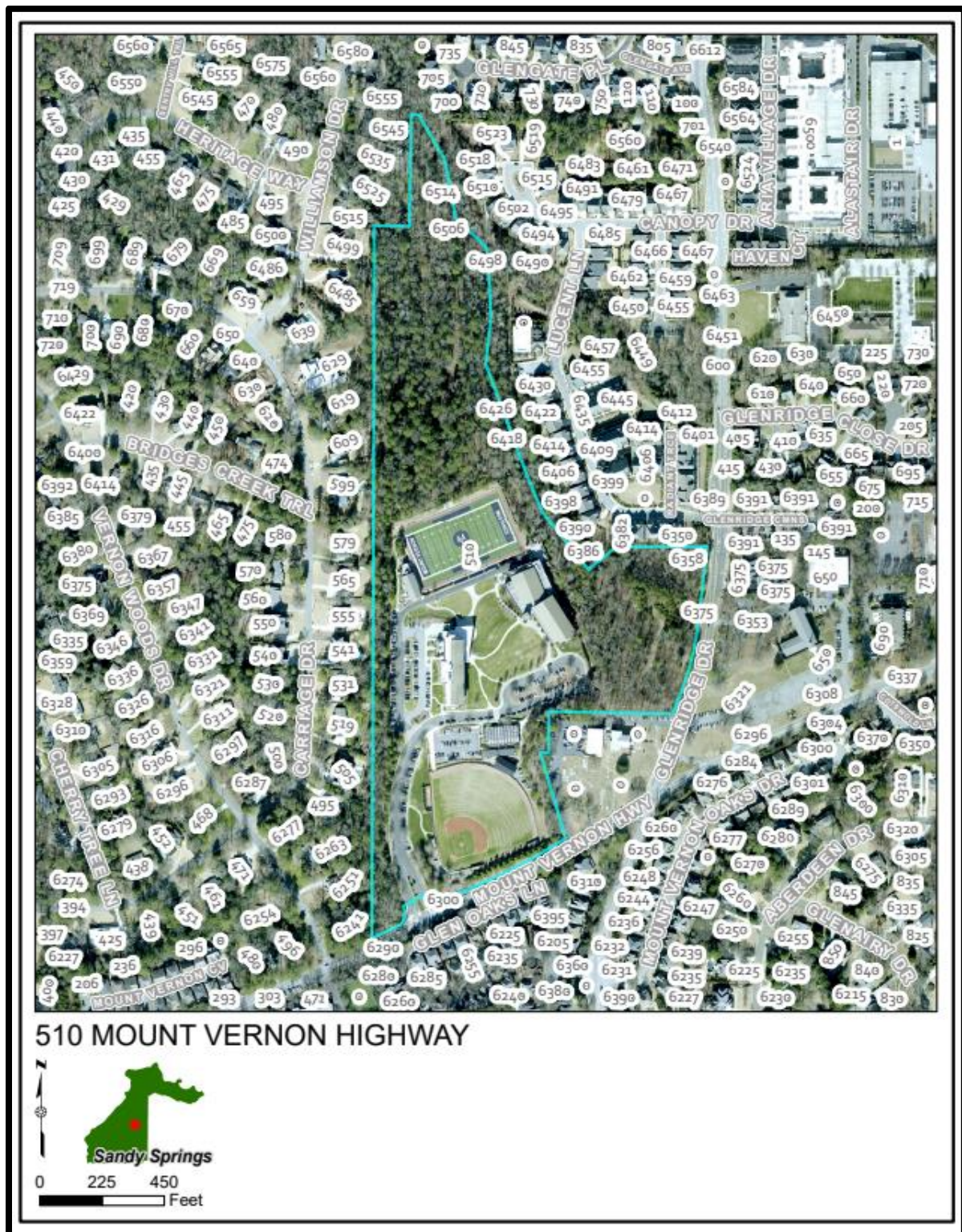
CHARACTER AREA MAP



ZONING MAP



AERIAL IMAGE





EXISTING DEVELOPMENT



The 39.43-acre subject property is zoned RE-2 (Residential Estate – 2 acres minimum) and the Upper Campus of the Mount Vernon School is comprised of academic buildings, parking lots, and two athletic fields (the baseball field and the Ron Hill football field). The school first opened in 1972 at 471 Mount Vernon Highway where the Lower Campus and Mount Vernon Presbyterian Church is currently located. The school expanded to the 510 Mount Vernon Upper Campus location in 2006. According to the applicant, varsity football has been played on the Ron Hill field since 2006. The elongated parcel sits east of Roswell Road and west of GA 400 along Mount Vernon Highway.

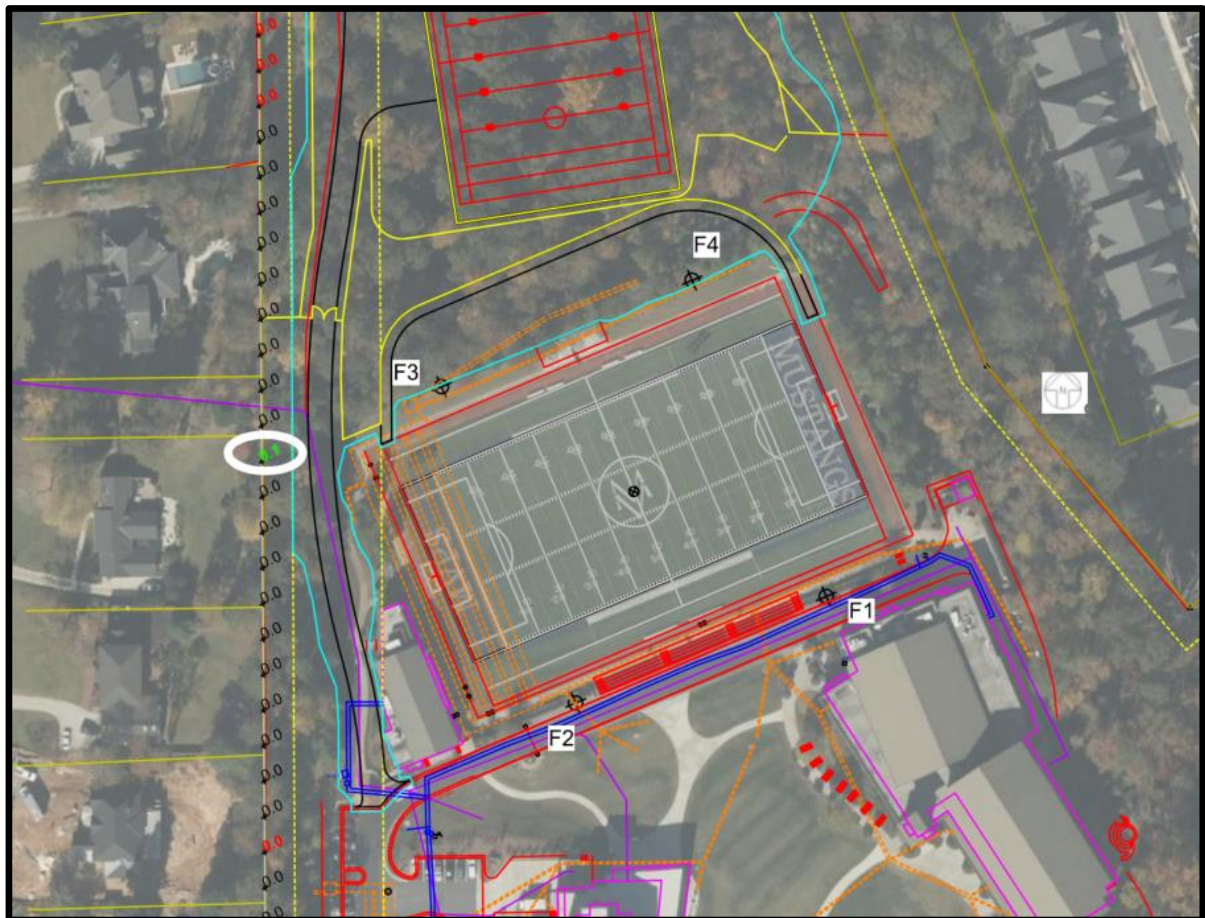
To the north of the property is the Gates at Glenridge (RD-7.5) and Aria subdivisions (RT-3). To the east of the property is the Glenridge Square and Glenridge Commons subdivisions (RT-3) and the First Baptist Church of Sandy Springs (RE-2). To the southeast of the property is Misty Creek Community Church (RE-2). To the south of the property is the Glenview subdivision (RD-7.5). To the west of the property is the Mount Vernon Woods subdivision (RD-18).

PROPOSED DEVELOPMENT

This proposal seeks to amend a condition of zoning that carried over from the Mount Vernon School's (the "School") original 2003 Special Use Permit, as well as again in the School's 2017 Special Use Permit, wherein the School received a donation of 10 acres of land from the Glenn Family, that also prohibited lights on these recreational field lands. The School's request involves the installation of two 70-foot light poles and two 60-foot light poles on the existing Ron Hill football field, to allow games and practices to occur after daylight hours. The proposed light poles will be installed significantly farther from the neighboring properties, at double the distance than the Code requires. The applicant's photometric plans will limit light spillage (where the school property abuts residential properties) to 0.00 except at one property line where it will register at 0.1 footcandles (circled white in the image below). The Development Code limits light spillage to 0.5 footcandles). The proposal limits glare to no more than 981 candelas around the 150-foot perimeter of the field and plans to attain DarkSky International certification for the light installation. Additionally, the applicant will try to ameliorate the of spill and glare with a robust planting plan, that includes a variety of native evergreen trees.

SITE PLAN /LIGHTING PHOTOMETRIC PLAN

(Received September 23, 2024, full size Site Plan in Package)



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 private high school and its appurtenances, is allowed in the Residential Estate (RE-) district, Protected Neighborhood Character Area, via a Conditional Use Permit.

The Protected Neighborhood Character Area is intended to maintain Sandy Springs' single-family residential neighborhoods. Rezoning and variances are not encouraged, and new development is intended to be compatible with the existing character. Though the Protected Neighborhood Character Area is mostly for single-family residential uses, land uses also include "Civic uses that support residential uses, such as schools and places of worship". The proposed use is for the continuation of an existing school, rather than an entirely new development, and is compatible with the existing character and land use pattern.

The Next Ten also looks to enhance connections to and from schools and to encourage partnerships with schools to create and protect green spaces and recreational facilities at schools.

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 amendment would not require any variances based on the information provided. A private school all appurtenances are defined as, "an educational use having a curriculum at least equal to a public school, but not operated by the Fulton County Board of Education." and has the following "Basic Use Standards":

a. *Day care facilities (see Sec. 7.8.3) in association with the school do not require a separate conditional use permit.*

The applicant does not operate a day care facility on the subject property.

b. *No buildings and refuse area may be located within 100 feet of a Protected Neighborhood District used for residential purposes.*

There are currently no buildings or refuse areas located within 100 feet of a Protected Neighborhood district and the applicant is not proposing any.

c. *No active outdoor recreation area may be located within 100 feet of a Protected Neighborhood District used for residential purposes.*

The presented plan shows the subject field is 100 ft away from all bordering Protected Neighborhood.

d. *No parking areas may be located within 50 feet of any Protected Neighborhood District used for residential [purposes].*

There are no parking areas located within 50 feet of any Protected Neighborhood district nor does the applicant propose any.

e. *Student drop-off and vehicular turn-around facilities must be provided on-site so that vehicles may re-enter the street in a forward manner.*

Vehicular access to the property is available via Mount Vernon Highway. On-site facilities are designed to accommodate student drop-off and vehicular turn-around, allowing vehicles to safely re-enter Mount Vernon Highway in a forward-facing direction.

f. Not applicable. There is no off-site stadium

g. Not applicable. The subject zoning district is RE- and is not within the ON-zoning district.

3. *Limited Use Standards:*

a. Minimum lot area is 1 acre.

The subject property is approximately 40 acres.

b. Permitted curb cut access must not be from a local street.

The Property currently has curb cut access exclusively from Mount Vernon Highway, designated as a "Major Collector" under the functional road classification. Additionally, the property holds entitlement for another curb cut providing vehicular ingress and egress on Glenridge Drive, which is similarly classified as a "Major Collector" roadway.

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

Finding: The proposal does not call for an increase in lot coverage or building height.

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 land uses and zoning districts in the vicinity of the property for which the use permit is proposed. The proposed use is continued development of the existing MVPS Glenn Campus, currently zoned RE-2.

The neighboring parcels to the southeast are zoned RE-2 and is developed with Places of Worship, which like a private school, falls under "Civic" use. The Next Ten Comprehensive Plan states, "that the appropriate land uses within Protected Neighborhood are single family residential and civic uses that support residential uses, such as, schools and places of worship.". The use, a private school with athletic field lights, is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.

Some of the surrounding property is land being developed for recreational fields, for which a use permit for recreational fields has been approved, the recently constructed Aria West residential development, a church and cemetery, and the Mt. Vernon Woods single-family home subdivision. Other land uses in the vicinity include a residential townhome complex, a church, and a residential single-family home subdivision. The proposed use is compatible with this largely residentially zoned area.

The applicant's photometric plans will limit light spillage (where the school property abuts residential properties) to 0.00 except at one property line where it will register at 0.1 footcandles (the code limits light spillage to 0.5 footcandles). The proposal limits glare to no more than 1000 candelas around the 150-foot perimeter of the field and plans to attain DarkSky International certification for the light installation.

The Development Code reads: As per Sec. 8.5.5.A.4 – Special Uses, Outdoor Sports, Recreation Fields, or Performance Areas “All events must be scheduled to complete all activity no later than 10:30 pm. Illumination of the playing field, may be permitted after the curfew, only to conclude a scheduled event that was unable to conclude before the curfew due to unusual circumstances. Field lighting for these facilities must be turned off within 30 minutes after the last event of the night.”

The applicant provided a set of proposed conditions that would limit the use of the lights to weekdays only and prohibit lighting the field from Dec 15 through Jan 15 and from May 15 through August 15.

As far as the projection of sound is concerned, the applicant’s proposed conditions limit the property to a noise level limit of 65 dB(A), which is more restrictive than the City Code.

The City Code reads: As per Sec. 38.87.d.1 - (d)Exemptions. The following activities or sources of noise shall be exempt from the daytime prohibition set forth in subsection (b) of this section:(1) Band performances or practices, athletic contests or practices and other school-sponsored activities on the grounds of public or private schools. Daytime hours are defined in the City Code as 7 am to 11 pm.

In the applicant’s current agreement with the neighbors, they agreed to a maximum noise level limit of 75 dB(A), which is louder than the proposed 65 dB(A) limit.

During third party usage of the field, the applicant’s proposed conditions would restrict rentals to clubs or schools whose participants are 18 years or younger. These users would not be allowed to utilize the school’s facilities on Sundays, nor would they be able to utilize any amplified sound systems.

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

Finding: During multiple community meetings throughout the process, community members expressed concerns about the lights (glare, and spillage), noise (P.A. system), traffic, and hours the lights would be utilized.

Lighting technology has advanced dramatically over the past 20 years. The applicants lighting representative, Musco Sports Lighting, has implemented state of the art lighting technology to effectively mitigate adverse impacts of glare and spillage. The proposal includes a technology specifically designed to provide lighting for sports activities, while preventing light spillage on neighboring properties. The photometric plan indicates virtually no light spillage onto neighboring residential properties, with a measured light level of 0.0 footcandles in most areas. The only exception is at one property line, where the light spillage measures 0.1 footcandles, well below the Development Code limit of 0.5 footcandles.

Additionally, the applicant is proposing to install a significant evergreen buffer along the sides of the field that abut residential properties, which should fill out significantly within 3 to 6 years. This will provide a visual buffer to both the activities and light glare.

This same evergreen buffer will also help to mitigate/abate noise impacts generated during any event, day or night.

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:

No comment provided.

Sandy Springs Transportation Engineer:

No comment provided.

Sandy Springs Senior Traffic / Transportation Engineer:

The road network can handle the traffic for a night game, just as it now handles the traffic for an afternoon game.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

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:

Fulton County Schools:

No comment provided.

Fulton County Public Services and Utilities:

No comment provided.

PUBLIC PARTICIPATION

Community Meeting I

There were 115 attendees at the first Community Meeting (CMI) on September 16, 2024. Attendees included school staff members, parents of Mount Vernon School students, and members of the Mount Vernon Woods and Aria community. Topics that were discussed were light spillage, buffer plantings, neighbor-applicant contracts, and campus security.

Supplemental Meeting

There were 56 attendees at the Supplemental Meeting on October 24, 2024. Attendees included school staff, parents of Mount Vernon School students, and members of the Mount Vernon Woods community. Topics that were discussed were dates and times, previous contracts and renting the field.

Community Meeting II

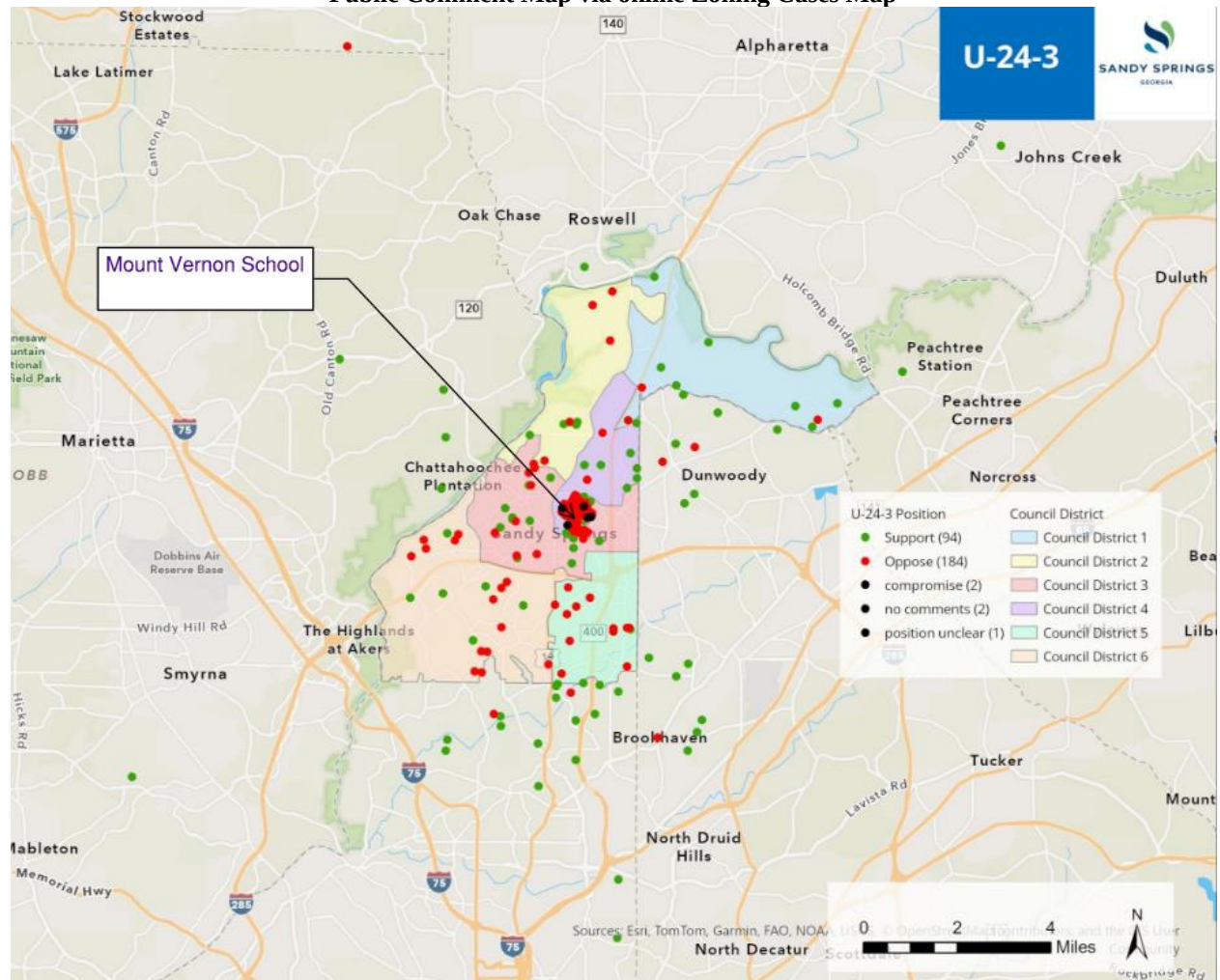
There were 250 attendees at the second Community Meeting (CMII) on October 30, 2024. Attendees included school staff, parents of Mount Vernon School students, and members of the Mount Vernon

Woods community. Topics discussed were about the traffic impacts, adverse effects for students, sounds from the game and buffer cleanup efforts.

Correspondence Received

144 comments in support and 188 comments in opposition via all sources.

Public Comment Map via online Zoning Cases Map



*The above image demonstrates comments received via the online portal only.

(https://gis2.sandyspringsga.gov/PZ_Public_Comment/)

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval of Conditional Use Permit U24-3**, request for a Conditional Use Permit to amend the conditions of the Use Permit issued in 2017 to allow illumination of the existing athletic field, subject to the following condition amendment:

1. To the owner's agreement to:
 - a. Restrict the use of the subject property to a private school at a total gross floor area of 300,000 square feet.
 - b. Restrict the number of students in the private school to 350 in the Middle School and 500 in the Upper School.
2. To the owner's agreement to abide by the following:
 - a. To the "*Mount Vernon Presbyterian School Proposed Campus Expansion Site Plan*" prepared for Mount Vernon Presbyterian School by Collins Cooper Carusi Architects, dated May 29, 2003, last revised April 18, 2017, received April 18, 2017. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
 - b. To the "*Mount Vernon Presbyterian School Proposed Campus Expansion Overall Campus Plan*" prepared for Mount Vernon Presbyterian School by Collins Cooper Carusi Architects, dated May 29, 2003, last revised April 18, 2017, received April 18, 2017. The campus plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to the following site development considerations:
 - a. To compensate for any loss of or impact to existing trees in setbacks and buffers and replace trees one-for-one with trees of appropriate and comparable species and size. The minimum size for new trees should be at least 2.5" caliper at the time of planting.
 - b. No more than one (1) exit/entrance on Glenridge Drive. Curb cut location and alignment are subject to the approval of the Sandy Springs Transportation Engineer.
 - c. No more than one (1) exit/entrance on Mount Vernon Highway NE. Curb cut location and alignment are subject to the approval of the Sandy Springs Transportation Engineer.
 - d. To prohibit lighting of the recreational fields **except that the Owner may illuminate the athletic field known as Ron Hill Field consistent with the following standards:**
 - i. The installed lighting system shall perform in a manner substantially consistent with the Lighting Information Package provided by Musco Sports Lighting LLC, dated March 21, 2024, and received by the Community Development Department September 23, 2024.
 - ii. Phase 2 Certification by DarkSky International shall be achieved before the first use of the lighting system for an athletic contest or practice.

- iii. Use of the lighting system is prohibited on Saturdays and Sundays.
- iv. Use of the lighting system is prohibited annually between May 15 and August 15.
- v. Use of the lighting system is prohibited annually between December 15 and January 15.
- vi. All events must be scheduled to conclude in time for field lighting to be turned off no later than 9:30 p.m. Illumination of the playing field may be permitted after the curfew only to conclude a scheduled event that was unable to conclude before 9:30 p.m. due to unusual circumstances, such as medical intervention, overtime, or power outages. In such circumstances, illumination of the playing field must conclude no later than 10:30 p.m.
- vii. Vegetative screening of Ron Hill Field shall be installed within the area labeled "Phase One Screening" on the "Layout and Landscaping Phasing Plan" dated November 14, 2024, and received by the Community Development Department November 18, 2024, prior to the first use of the lighting system for an athletic contest or practice. Such vegetative screening shall, at a minimum, be substantially consistent with the "Campus Planting Plan" dated November 14, 2024, and received by the Community Development Department November 18, 2024, provided that the Owner may, in consultation with the City Arborist, install alternative vegetative screening as specified in private agreements entered into by the Owner and individual owners of adjoining property.
- viii. The proposed buffer plantings that are located along the edge of the football field, but within the 100-foot setback from the Protected Neighborhoods, shall be designated as a permanent vegetative buffer, to be maintained and infilled to maintain the intent of a visual screen for the neighbors as per the landscape plan that has been approved by the City Arborist.
- ix. Buffer plantings must be 8 feet, installed height and full to ground
- x. The Owner shall replace any new plantings within the first 3 years after installation. After the 3-year period, the Owner shall maintain all the plantings installed for the purposes of screening the residential neighbors as per the landscape plan that has been approved by the City Arborist.
- e. To prohibit outdoor lighting of the tennis courts.
- f. To direct all loudspeakers away from the property line closest to such speakers and toward the interior of the property. Any outdoor sound system shall be designed to minimize the impact on the surrounding property owners with speakers configured so as to direct the sound to the intended audience on the subject site.
- g. The sound system in use at Ron Hill Field shall not create a sound level in excess of 65 dB(A) when measured at or outside the property boundary line.
- h. To install a 6-foot-high black vinyl coated chain link fence along the west property line between the subject site and the Mt. Vernon Woods Subdivision. Said fence shall contain no gates. The construction of said fence shall be in place prior to the issuance of the first Certificate of Occupancy.

- i. No lighting shall be installed within 50 feet of the west and north property lines.
- j. Any lighting installed within 125 feet of the west and north property lines and/or along the main entry road off Mount Vernon Highway NE shall be no taller than 20 feet. Light fixtures shall be baffled or diffused in a manner which minimizes the impact on the neighboring residential properties.
- k. Trash collection shall be limited to between the hours of 9:00 AM and 4:00 PM. All trash receptacles shall be screened from view from the adjoining residentially zoned properties to the west and north.
- l. Delivery hours shall be limited to the hours of 7:30 AM to 7:30 PM.
- m. Grounds maintenance shall be limited to the hours of 9:00 AM to 5:00 PM Monday through Friday and 9:00 AM to 4:00 PM on Saturday. Grounds maintenance shall be permitted on Sunday only on the following exceptional basis:
 - i. The inability to conduct any grounds maintenance work during four (4) of the preceding six (6) days due to inclement weather;
 - ii. Emergency situations;
 - iii. The cleaning or repairing of storm damage.

4. Third-party rentals

- a. The Owner shall only be allowed to rent any outdoor athletic facility to organizations using the fields for participants aged 18 years or younger.
- b. Any rental use of any outdoor athletic facility is prohibited on Sundays.
- c. Any rental use of any outdoor athletic facility shall not include the use of any amplified sound or sound systems.
- d. Any rental use of any outdoor athletic facility shall not include the use of the lights or the new lighting system on the Ron Hill Field.

5. To the owner's agreement to abide by the following requirements, dedications, and improvements:

- a. The applicant shall dedicate right-of-way as follows:
 - i. The right-of-way along Glenridge Drive shall be the greatest of the following requirements: 40' from centerline, or 11' measured from back of curb, or 1' behind sidewalk.
 - ii. The right-of-way along Mount Vernon Highway NE shall be the greatest of the following requirements: 41' from centerline, or 11' measured from back of curb, or 1' behind sidewalk.
- b. Provide a deceleration lane for each project entrance or as may be required by the Sandy Springs Transportation Engineer.
- c. Provide a left turn lane for each project entrance or as may be required by the Sandy Springs Transportation Engineer.
- d. Improve the intersection of Mount Vernon Highway NE and Glenridge Drive as may be required by the Sandy Springs Transportation Engineer.
- e. Provide signal upgrades at the intersection of Mount Vernon Highway NE and Glenridge Drive as required by the Sandy Springs Transportation Engineer.

To the following concurrent variances:

- 1. Variance from Section 18.3.1.A and E and Section 4.23.1.A to allow parking to encroach approximately 25' at its greatest point into the 60' minimum front yard and approximately 5' at its greatest point into the 40' front landscape strip along Glenridge Drive;

2. Variance from Section 19.4.40.B.4 to allow tennis courts to encroach approximately 65' into the required 100' active outdoor recreation area setback (+15,400 sq. ft.) adjacent to residentially zoned property along a portion of the northerly property line;
3. Variance from Section 19.4.40.B.3 for a portion of the Classroom / Academic Support building C to encroach approximately 50' at its greatest point / approximately $\pm 10,000$ sq. ft. into the 100' building and refuse area setback along the easterly property line adjacent to property zoned R-2 (being used for a Church);
4. Variance from Section 19.4.40.B.3 to allow a portion of the existing service drive to encroach approximately 35' at its greatest point into the required 100' building and refuse area setback adjacent to residentially zoned property at the northeast corner of the Classroom / Academic Support / Athletic / Gymnasium #1 building;
5. Variance from Section 19.4.40.B.6 to allow a portion of the existing parallel parking on the main drive to encroach approximately 20' at its greatest point into the 50' parking area setback to the south of the Classroom / Academic Support building B and adjacent to residentially zoned property;
6. Variance from Section 4.23.1.E to allow a portion of the proposed sidewalk along the southerly side of the existing main drive to be approximately 10' at its greatest point into the 10' improvement setback; and
7. Variance from Section 19.4.36.B.2 to allow a portion of the existing baseball field and dugout to encroach approximately 3' at its greatest point (baseball field) and approximately 5' at its greatest point (dugout) into the 10' minimum improvement setback.



SANDY SPRINGS™
GEORGIA

Case No.: U-24-3

Planner's initials: _____

APPLICATION FORM

APPLICATION	Purpose of the Application: Modify SUP conditions to allow lighting on one outdoor sports field	
	Check all that apply:	
	☐ Zoning Map Amendment (Rezoning)	☒ Conditional Use Permit
	Detailed request: The Mount Vernon School requests that one condition of the Special Use Permit approved in 2017 be modified to allow lighting on one, existing outdoor sports field. The proposed lighting has been designed to limit light spill far more than the Sandy Springs Development Code requires, and the School will provide additional evergreen vegetative screening. If approved, the School will not install such lighting until after private obligations related to lighting expire in 2025.	

COMMUNITY MEETING I REPORT	Date and location of CMI: September 16, 2024, at The Mount Vernon School, 510 Mount Vernon Hwy	
	Beginning time: 6:00 PM	End time: 7:00 PM
	Summary of concerns discussed: The School provided information about why it is requesting this CUP; prior zoning approvals and the expiring private agreement from 2003; quantitative information on the proposed lighting system's limited light spill; and proposed buffer enhancements. Questions and comments from the audience touched on the dialogue the School pursued with leaders of the adjacent neighborhood HOA's from February to July 2024; what the Development Code allows regarding sports lighting; assessment of sound impacts; buffer plantings; use of the fields by members of the community and non-school groups; and campus security.	
	Does the Application address the concerns discussed at the CMI? ☒ Yes ☐ No	
	Explain: The proposed lighting system limits light spill to 0.0 footcandles at all points along the property lines except for one small area, where light spill is limited to 0.1 footcandles (the Ordinance allows up to 0.5 footcandles). Existing and new evergreen trees will screen the property line. Rental of the school's outdoor athletic facilities would be limited to youth groups. The School offered numerous limitations on its use of sports lighting that HOA leaders did not accept. Professional sound engineers are conducting an acoustical study. Campus security is the School's first priority.	

- 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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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: Mount Vernon Presbyterian School Inc.	Sworn and subscribed before me this <u>20th</u> day of <u>September</u> 20<u>24</u> Notary public: <u>Kathy Ferguson</u> Seal:  Commission expires: <u>7/28/25</u>
Address: 510 Mount Vernon Highway	
City, State, Zip Code: Sandy Springs, GA 30328	
Email address: klundstrom@mountvernon.school.org	
Phone number: (404) 252-3448	
Owner's signature: <u>K. Lundstrom</u> By: Kristy Lundstrom, Head of School	

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> Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	



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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:	Jordan Edwards
Company:	The Galloway Law Group, LLC
Address:	4062 Peachtree Road NE, Suite A330
City, State, Zip Code:	Atlanta, GA 30319
Email address:	jordan@glawgp.com
Phone number:	(404) 965-3682
Agent's signature:	
Applicant's signature:	
By: Kristy Lundstrom, Head of School	

Sworn and subscribed before me this	
<u>20</u> th day of <u>September</u> 20 <u>24</u>	
Notary public: 	
Seal: 	
Commission expires: <u>7/28/25</u>	



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GEORGIA

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:
Mount Vernon Presbyterian School 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: Mount Vernon Presbyterian School Inc., by Kristy Lundstrom, Head of School	
Signature: <i>KH Lundstrom</i>	Date: <i>September 20, 2024</i>

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



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GEORGIA

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:
Mount Vernon Presbyterian School 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: The Galloway Law Group, LLC, by Jordan Edwards	
Signature: 	Date: 9/20/2024

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

LETTER OF INTENT
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA

Mount Vernon Presbyterian School Inc. (the “School”) requests a Conditional Use Permit (CUP) for its property located at 510 Mount Vernon Highway (Parcel Identification Number 17 0072 LL0768) (the “Property”) to modify one condition of the Special Use Permit (SUP) the City Council approved for the School in 2017, so as to allow lighting of only one, existing outdoor athletic field that the School calls “Ron Hill Field”.

Fulton County approved the School’s initial SUP in August 2003. Later, the School requested and received approval of a new SUP in 2017 to plan for additional property added to the campus (Sandy Springs Ordinance No. 2017-07-14 / U17-0001). This current SUP is subject to numerous conditions, including an identical outdoor sports lighting restriction inherited from the 2003 Fulton County SUP. Specifically, Condition # 3.d. currently reads:

“3. To the Owner’s agreement to the following site development considerations:
... d. To prohibit lighting of the recreational fields.”

The School respectfully proposes that this condition be amended to read substantially as follows:

“3. To the Owner’s agreement to the following site development considerations:
... d. To prohibit lighting of the recreational fields except that the Owner may illuminate the athletic field known as Ron Hill Field in a manner substantially consistent with the Lighting Information Package provided by Musco Sports Lighting LLC received September 23, 2024.”

In addition, the School has submitted a revision to the 2017 conceptual Overall Campus Plan showing the locations of the four proposed light poles at Ron Hill Field. The School is amenable to modifying Condition Number 2.b. to identify the revised conceptual Overall Campus Plan if necessary. The School agrees to all other conditions of the 2017 SUP remaining in place and unaltered.

The Property is a consolidated tract measuring approximately forty (40) acres that the School assembled over time for its Upper School Campus. In July 2003, before any land was purchased or developed, the School entered a private agreement with the Mount Vernon Woods Community Association, Inc. (MVWCA) (the “2003 Agreement”). Many provisions of the 2003

Agreement formed the basis of zoning conditions attached to the 2003 SUP and later inherited by the 2017 SUP, including the restriction on installing outdoor sports lighting. The 2003 Agreement included a 20-year expiration term, and it will expire next year, 20 years after the initial building permit for the Property was issued. Similarly, the School purchased the property subject to a declaration of covenants that also restricted outdoor sports lighting, and that also expires after 20 years. That declaration will likewise expire next year, if it has not already done so. For a more detailed description and timeline of these documents, please see the enclosed **Campus History Supplement**.

These twin expirations, as well as the needs of its students, prompt the School to now request amending the outdoor lighting condition of the 2017 SUP. Condition #3.d. was inherited from the original SUP that Fulton County approved for the Property in 2003, and was based on the lighting restriction in the 2003 Agreement. With that agreement expiring next year, the School requests a consistent modification of the SUP condition so that it may light Ron Hill Field in accordance with the Sandy Springs Development Code. If approved, the School would not install such lighting until after the 2003 Agreement expires.

Most importantly, the technology of outdoor sports lighting has progressed tremendously since 2003. At that time, there was virtually no ability to control beam angles, glare, or light spill. Sports lighting was rudimentary and frequently caused broad impacts on adjoining properties, leading to the types of restrictions put in place at the Property at that time.

Over two decades later, advancements in lighting technology and practices can minimize the impact of modern sports lighting beyond the target area. The School's proposed lighting system limits light spill to 0.0 footcandles at all locations along its property lines except in one small area where the system limits light spill to 0.1 footcandles. In contrast, the Sandy Springs Development Code allows five times as much light to fall on residential property lines.

The proposed lighting system limits glare to an average of 479 candela (with a high of 981 candela) 150 feet from the field. The International Commission on Illumination recommends maximum glare of 10,000 candela in suburban areas, and the Sandy Springs Development Code doesn't even regulate glare. The proposed lighting system is fully controllable, featuring 100% dimming ability, zone lighting, manual and automatic settings, and other components. The School is also proposing extensive evergreen tree plantings that will supplement existing tree foliage to provide screening from illumination for adjacent properties. For more information about the

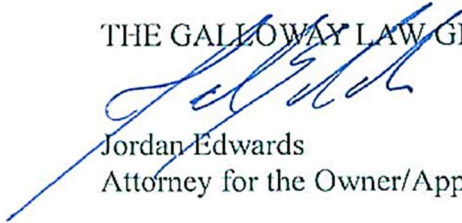
proposed light system, please see the enclosed **Technical Summary of Lighting System and Lighting Information Package**.

The School is of course aware that the lighting proposal has generated substantial interest and concern among people who live near the School's campus. As described above, the lighting system itself will have minimal impact, if any, beyond the School's property lines. Concerns have also been voiced about sound impacts. The School has played sports on its campus since 2006, including varsity football games 4 to 5 times each year. These are its largest sporting events, but the School is still a small, 1-A private school with an enrollment cap of just 850 students across 8 grade levels. Its varsity football games are small events compared to other schools in the area, and preliminary acoustic study results indicate that the Ron Hill Field's sound system does not exceed the 75-decibel maximum limit (measured at the property line) established in the 2003 Agreement. The Sandy Springs Development Code exempts school sporting events from maximum sound limitations, but the School will continue abiding by the 75-decibel limit on its sound system even after the 2003 Agreement expires.

Lighting the Ron Hill Field will provide more and better opportunities for the School's student athletes. Sandy Springs is blessed with great public and private schools, and lighting this field will help the School compete with the very best schools in the state. Importantly, lighting the field can be done in a way that minimizes impacts beyond the School's property lines. For all of these reasons as well as those described in the **Conditional Use Analysis** enclosed with the Application, the School respectfully asks that the City Council of Sandy Springs approve the Conditional Use Permit as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



Jordan Edwards

Attorney for the Owner/Applicant

4062 Peachtree Road NE, #A330
Atlanta, Georgia 30319

**TECHNICAL SUMMARY OF LIGHTING SYSTEM
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA**

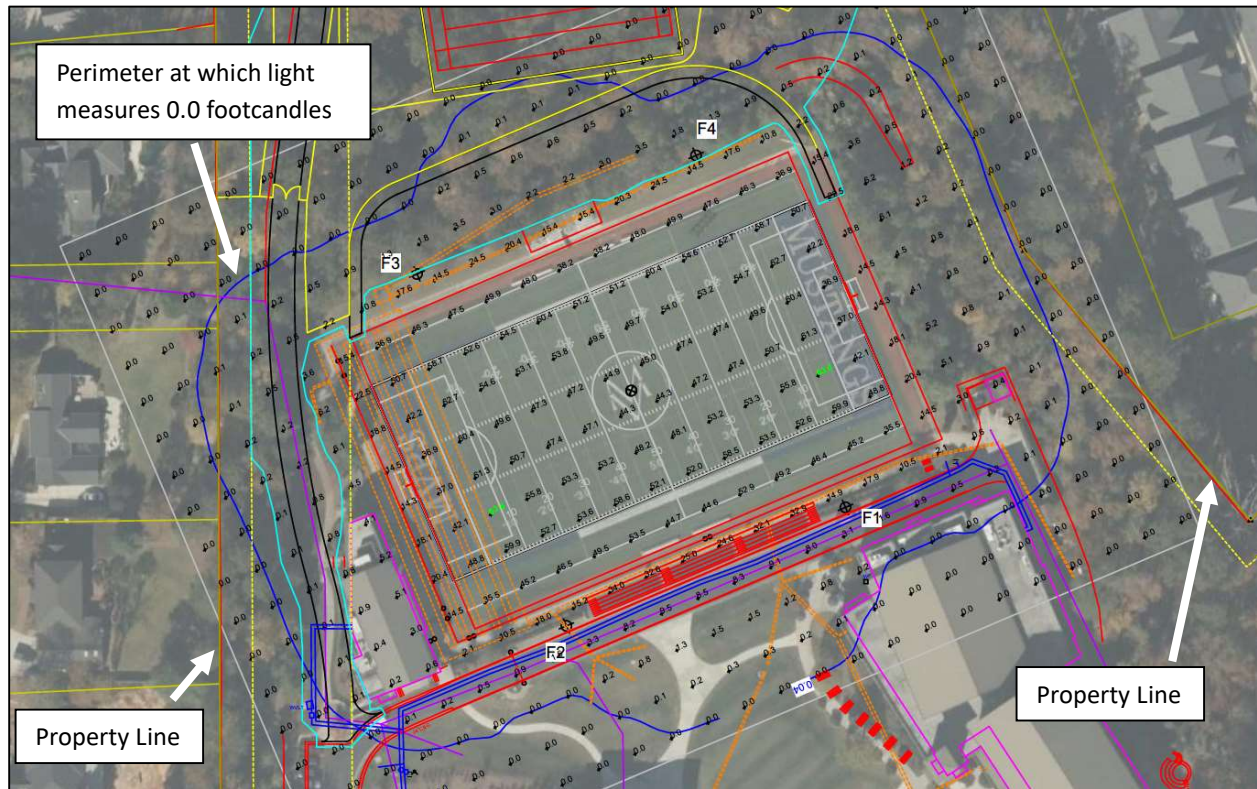
Mount Vernon Presbyterian School Inc. (the “School”) has proposed lighting one, existing outdoor athletic field that the School calls “Ron Hill Field”. To address concerns of neighboring property owners, the School instructed its lighting consultant, Musco Sports Lighting, to design a system that restricts light spill as much as possible while still providing sufficient illumination for the safety of student athletes and spectators. Musco is a national industry leader and has completed thousands of installations throughout the country and hundreds across Georgia. In response, Musco designed a system that will be its most restrictive sports lighting project in the state. The Musco lighting system the School proposes to install at Ron Hill Field:

- Locates light poles more than **double the minimum distance** away from property lines;
- Limits light spill to **0.0 footcandles** at all locations along the School’s property lines except for one small area, and limits light spill in this one small area to **0.1 footcandles**—the Sandy Springs Development Code expressly allows light spill up to **0.5 footcandles**;
- Limits glare to **no more than 981 candela** at all points along a 150-foot perimeter around the field, far surpassing international standards for glare limitation in suburban areas;
- Blocks these miniscule amounts of spill and glare with new evergreen tree plantings.

When the restriction against lighting the School’s field was imposed in 2003, sports lighting technology was rudimentary. Traditional metal halide or halogen lamp arrays cast unshielded light with virtually no regard for beam angles. As a result, light was beamed at near horizontal angles, spilling illumination far beyond playing surfaces. Even at distances of hundreds of feet away, traditional light arrays generated glare measuring in the tens and even hundreds of thousands of candela. For these reasons, restrictions on outdoor lighting served an important purpose in 2003. Over the last 20 years, technological advances have radically improved the ability to control sports lighting, dramatically minimizing illumination beyond the target area.

The system Musco has designed for the School is capable of achieving 0.0 footcandles within a tight radius of playing surface. The image below, taken from the *Musco Lighting Information Package* enclosed with the School’s Conditional Use Permit (CUP) application, shows the system’s “Zero Blanket Grid”. This chart plots the calculated ground level illumination at

hundreds of points at Ron Hill Field, and marks with the blue line encircling the field the point at which light intensity on the ground falls to 0.0 footcandles:

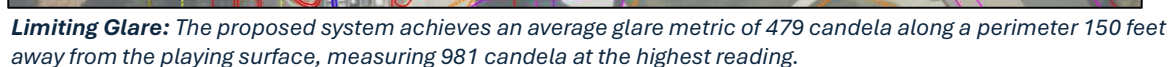


Zero Blanket Grid: Ground level light intensity measures 0.0 footcandles at the perimeter marked by the blue line encircling Ron Hill Field.

There is only one small area west of the field where ground level illumination at a property line is not 0.0 footcandles. In this area, illumination is just 0.1 footcandles.



In addition to surpassing the requirements of the Sandy Springs Development Code, Musco is also committed to attaining DarkSky International certification for the installation, which imposes additional standards and which no lighting project in Georgia has achieved.¹ Among DarkSky's criteria is a requirement that glare (i.e. the perceived intensity of the light emitted by the luminaries) meet standards set by the International Commission on Illumination (CIE), including, in suburban areas, a maximum of 10,000 candela during pre-curfew hours at a distance of 150 feet from the playing surface.² At this distance, the School's system achieves an average glare of 479 candela (maximum of 981 candela), less than one-tenth of the CIE standard.



² CIE 150:2003. For more information, please visit <https://cie.co.at/>.

As with the calculated light spill described above, this glare calculation assumes that no objects are present that would block views of the light source. In reality, existing trees grow along the property lines and new evergreen trees will be planted to screen views of the luminaries.

The School's proposed lighting system meets all of the requirements in the Sandy Springs Development Code for outdoor sports facilities, and far surpasses standards for footcandles and light source distance away from residential property lines. The lighting system meets additional certification standards that the Development Code doesn't even require, far surpassing international standards for maximum glare in suburban areas. Musco, a sports lighting industry leader, has installed hundreds of lighting systems in Georgia, and the system it has designed for the School will be its most restrictive system in the state.

Supplemental Letter of Intent

**SUPPLEMENTAL LETTER OF INTENT
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA**

On September 23, 2024, Mount Vernon Presbyterian School Inc. (the “School”) requested a Conditional Use Permit (CUP) for its property located at 510 Mount Vernon Highway (Parcel Identification Number 17 0072 LL0768) (the “Property”) to modify one condition of the Special Use Permit (SUP) the City Council approved for the School in 2017. Specifically, the School seeks to light one, existing athletic field that the School calls “Ron Hill Field”. This would allow the School to keep more of its students on campus for after-school sports by extending the playing time on Ron Hill Field. Currently, the School has insufficient field space for its athletic teams, so that students must travel around Sandy Springs for practices and games during busy afternoon traffic hours.

Since filing the CUP application, the School has hosted two community meetings; conducted a noise audit during a home football game; conducted a traffic study; shared a list of possible conditions with the leaders of adjacent homeowner associations to solicit discussion and input; and worked with an adjoining property owner to develop an individualized plan for visual screening. In the process, the School developed quantitative information relevant to the potential noise and traffic impacts of the lighting proposal, which has informed the Proposed Conditions the School is submitting to the City for consideration.

Noise Report

Home varsity football games are the loudest outdoor sporting events the School hosts. Although the School is a small, 1-A private school, these games draw sizeable crowds and feature music played over the Ron Hill Field’s sound system. During the home game played on November 1, 2024, a professional sound engineer measured sound intensity at numerous locations around the field, along nearby property lines, and within the nearest neighborhoods. As detailed in the enclosed *Noise Report*, during this game sound levels along the School’s property line shared with the Mount Vernon Woods neighborhood measured between **44.7 and 68.1 A-weighted decibels (dB(A))**. On the other side, the boundary line between the School and the Aria West neighborhood is at the bottom of a steep and densely forested ravine. At the edge of this forested area on the Aria West side, sound levels during the game measured between **43.2 and 61.6 dB(A)**. Measurements

were also taken further within these two neighborhoods during the game. At four locations along Carriage Drive in Mount Vernon Woods and at three locations along Lucent Lane in Aria West, the average decibel measurement ranged from 41.9 dB(A) to 56.5 dB(A).

The sound of normal conversation typically registers around 60 dB(A).¹ The ambient outdoor noise of a suburban neighborhood typically registers between 40 and 50 dB(A), and noise below 70 dB(A) is generally considered “moderate”.² Reflecting these benchmarks, Sandy Springs establishes a maximum daytime (7:00 a.m. to 11:00 p.m.) sound level of 65 dB(A) in residential areas, and a maximum nighttime (11:00 p.m. to 7:00 a.m.) sound level of 55 dB(A). See Code of Ordinances Section 38-87(a), (b). While sporting events on school grounds are exempt from these standards, Section 38-87(d)(1), the football game played on November 1 met the daytime standard at nearly all locations where measurements were taken. Practices and games for the School’s other sports, being much smaller events, don’t generate more noise than this game.

The enclosed *Noise Report* recommends a number of actions that should lower sound levels at the Property’s boundaries still further. The School plans to implement these recommendations. Further, the School is proposing a CUP condition that requires the Ron Hill Field’s sound system to meet the City’s generally applicable noise standard of 65 dB(A) at residential property lines.

Traffic Impact Study

A common concern raised during community meetings has been that the proposed lighting system would negatively affect traffic. To assess this possibility, A&R Engineering Inc. conducted a traffic impact study on November 1, 2024, when the School hosted a home varsity football game. After confirming the study methodology with the City’s transportation engineers, A&R took traffic counts at multiple locations before, during, and after the game. As detailed in the enclosed *Traffic Impact Study for Proposed Improvements to Football Field*, A&R concluded that scheduling home football games 2 hours later in the day would have virtually no impact on the Level of Service of any intersections in the vicinity, signalized or unsignalized. As home football games are by far the largest outdoor athletic events occurring on the Property, much smaller events like practices and games for other sports likewise would not negatively affect traffic if held later in the day.

¹ National Council on Aging, <https://www.ncoa.org/adviser/hearing-aids/decibel-levels/> (accessed Nov. 16, 2024).

² Hearing Health Foundation, <https://hearinghealthfoundation.org/keeplistening/decibels> (accessed Nov. 16, 2024).

Proposed Conditions

Over the last year, the School has engaged in earnest dialogue with neighboring property owners, in large public community meetings, in small group gatherings with HOA leaders, and in countless one-on-one conversations. Primarily, the concerns about the proposed lighting system have centered on light pollution, traffic, and noise impacts, as well as on the School's plans for continuing to allow third-party youth organizations to use its athletic facilities. Although the *Noise Report* and the *Traffic Impact Study* demonstrate that sporting events on Ron Hill Field are occurring without significant impact beyond the Property, the School respects these concerns and developed a list of commitments to mitigate the potential impacts of illuminating Ron Hill Field:

- Propose only the most restrictive, protective lighting system available
- Establish monthly, weekly, and daily limitations on field lighting
- Plant abundant evergreen screening to shield views of the field
- Achieve the City's residential noise level standard even though school sports are exempt
- Impose rules for other organizations that play on the School's fields

The School presented a list of potential conditions at the Community Meeting 2 on October 30, 2024, and then shared this list with the leaders of the adjacent HOAs to solicit their input. If these leaders had any recommendations or requests for the conditions, it was the School's goal to incorporate that feedback as much as possible into the final conditions proposed to the City. In response to the School's invitation, however, the HOAs responded only with a letter stating they found the proposed commitments unacceptable and making clear that they were not interested in further dialogue.

Although the adjacent HOAs did not participate, the School nonetheless drafted conditions with the concerns of the neighbors in mind, as informed by the *Noise Report*, the *Traffic Impact Study*, and the *Lighting Information Package* originally filed with the CUP application. The enclosed document titled *Proposed Conditions for CUP* provides these conditions. It is the School's belief that this set of commitments strikes the right balance between the neighbors' expressed concerns and the School's mission for its students. Accordingly, the School respectfully asks that the City Council of Sandy Springs approve the Conditional Use Permit subject to the Proposed Conditions.

Proposed Conditions for CUP

**PROPOSED CONDITIONS FOR CUP
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA**

Mount Vernon Presbyterian School Inc. (the “School”) has requested a Conditional Use Permit (CUP) for its property located at 510 Mount Vernon Highway (Parcel Identification Number 17 0072 LL0768) (the “Property”) to allow the School to illuminate one, existing outdoor athletic field that the School calls “Ron Hill Field”. Specifically, the School seeks a very limited exception to Condition #3.d. of the Special Use Permit (SUP) approved in 2017. See Ordinance No. 2017-07-14 / U17-0001. The School appreciates the potential impact of unrestrained use of outdoor sports lighting on nearby property owners. Accordingly, the School is proposing a highly restrictive lighting system and numerous other development and use standards to mitigate potential impacts. The School proposes that the conditions suggested below be incorporated into the requested CUP, and accepts all other conditions of the 2017 SUP remaining in place and unaltered.

Condition #3.d. of the 2017 SUP currently reads:

“3. To the Owner’s agreement to the following site development considerations:
... d. To prohibit lighting of the recreational fields.”

The School proposes that Condition #3.d. be amended to read substantially as follows:

“3. To the Owner’s agreement to the following site development considerations:
... d. To prohibit lighting of the recreational fields except that the Owner may illuminate the athletic field known as Ron Hill Field consistent with the following standards:

1. Lighting.

- a. The installed lighting system shall perform in a manner substantially consistent with the Lighting Information Package provided by Musco Sports Lighting LLC, dated March 21, 2024, and received by the Community Development Department September 23, 2024.
- b. Phase 2 Certification by DarkSky International shall be achieved before the first use of the lighting system for an athletic contest or practice.
- c. Use of the lighting system is prohibited on Saturdays and Sundays.
- d. Use of the lighting system is prohibited between May 15 and August 15.

- e. Use of the lighting system is prohibited between December 15 and January 15.
 - f. All events must be scheduled to conclude in time for field lighting to be turned off no later than 9:30 p.m. Illumination of the playing field may be permitted after the curfew only to conclude a scheduled event that was unable to conclude before 9:30 p.m. due to unusual circumstances.
- 2. Screening. Vegetative screening of Ron Hill Field shall be installed within the area labeled “Phase One Screening” on the “Layout and Landscaping Phasing Plan” dated November 14, 2024, and received by the Community Development Department November 18, 2024, prior to the first use of the lighting system for an athletic contest or practice. Such vegetative screening shall, at a minimum, be substantially consistent with the “Campus Planting Plan” dated November 14, 2024, and received by the Community Development Department November 18, 2024, provided that the Owner may, in consultation with the City Arborist, install alternative vegetative screening as specified in private agreements entered into by the Owner and individual owners of adjoining property. The Owner shall replace any new plantings that die within 2 years of installation.
 - 3. Audio. The sound system in use at Ron Hill Field shall not create a sound level in excess of 65 dB(A) or ten dB(A) above ambient levels (whichever is more), when measured at or outside the property boundary line.
 - 4. Third-Party Use.
 - a. The Owner shall not rent any outdoor athletic facility to third parties other than organizations using the fields for participants aged 18 years or younger.
 - b. Third-party rental use of any outdoor athletic facility is prohibited on Sundays.
 - c. Third-party rental use of any outdoor athletic facility shall not include the use of an installed sound system.”

These proposed conditions impose technical standards on the School that far exceed the lighting and noise requirements of the Sandy Springs Code of Ordinances. Whereas the

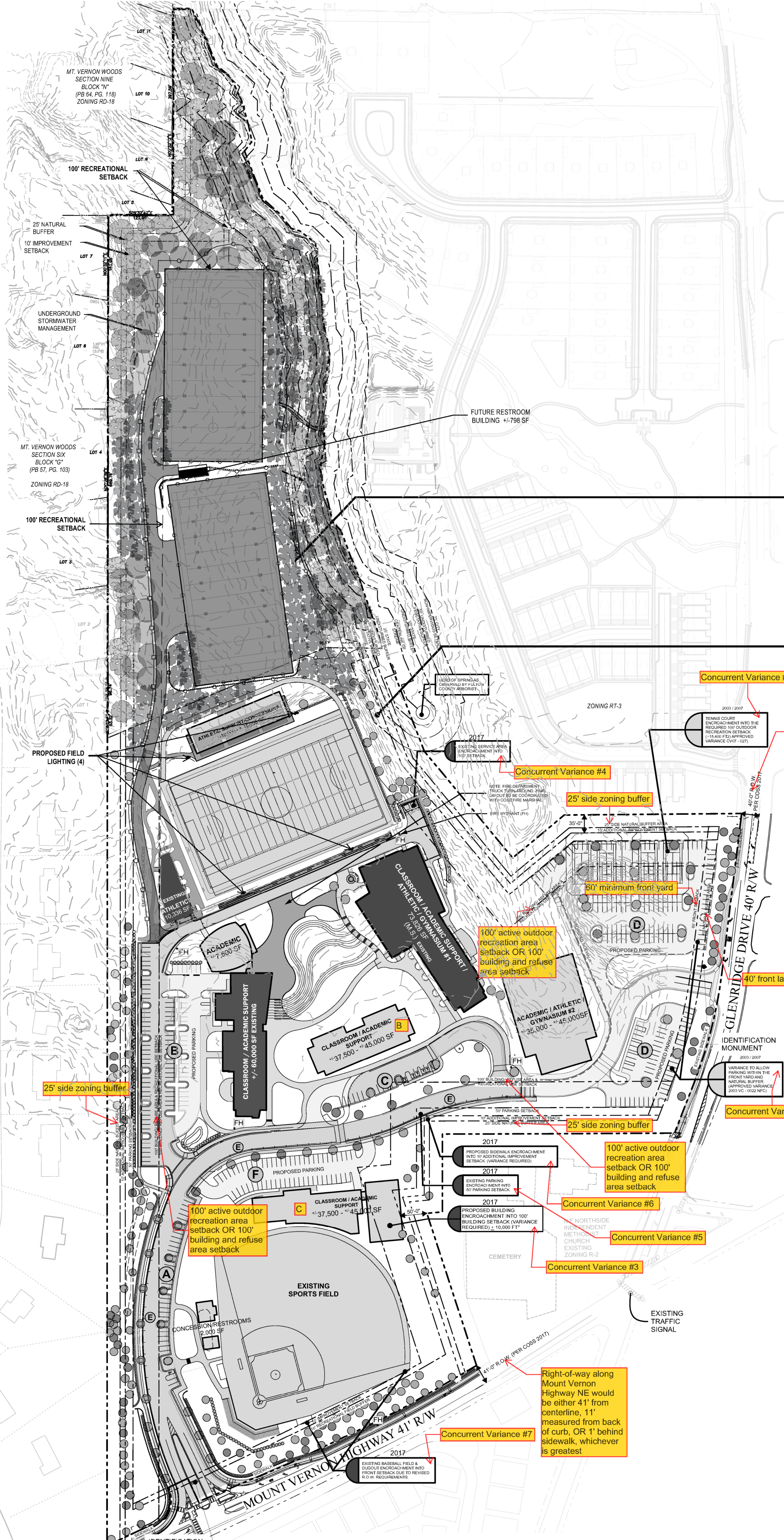
Development Code would only require the lighting system to achieve light spill at the property line of no more than 0.5 footcandles and locate the light poles at least 70 feet from neighboring properties, the Proposed Conditions will require:

- Installation of the most restrictive high school lighting system in Georgia:
 - Light spill not to exceed 0.1 footcandles at the property lines
 - Light poles approximately 150 feet or more from any property line
 - Glare not to exceed 1,000 candela 150 feet away from the playing surface
 - Professional certification by a third-party nonprofit organization that will verify the lighting system meets additional quantitative metrics *after* installation
- The lights not to be used for 4 months of the year
- The lights not to be used on weekends
- The lights to be turned off up to one and a half hours earlier than the City Code requires.

Regarding sound, the Code of Ordinances specifically exempts sporting events played on school grounds from the maximum daytime sound level of 65 decibels, dB(A), in residential areas. See Section 38-87(b), (d)(1). With the Proposed Conditions, the School is voluntarily removing Ron Hill Field from this exemption, so that its sound system would be subject to the same maximum sound level that applies to all non-exempt activities. The expiring 2003 Agreement limits the sound system to **75 dB(A)** measured at the property line, so the Proposed Condition is more demanding than the current requirement. Because decibels are measured on a logarithmic scale, a 10 dB(A) difference on the decibel scale equates to about a doubling of the perceived loudness of a sound, so typical people judge 65 dB(A) to be about half as loud as 75 dB(A).

Aside from light and sound, the Proposed Conditions impose rental and vegetative screening standards where none would otherwise apply. The screening condition establishes a minimum standard for evergreen plantings, while providing flexibility for the School to exceed this minimum standard in areas where it reaches private agreements with neighboring homeowners to do so.

Because this set of conditions strikes a balance between the School's use of its Property and the concerns nearby property owners have expressed, the School respectfully asks that the City Council of Sandy Springs approve the requested CUP subject to these Proposed Conditions.



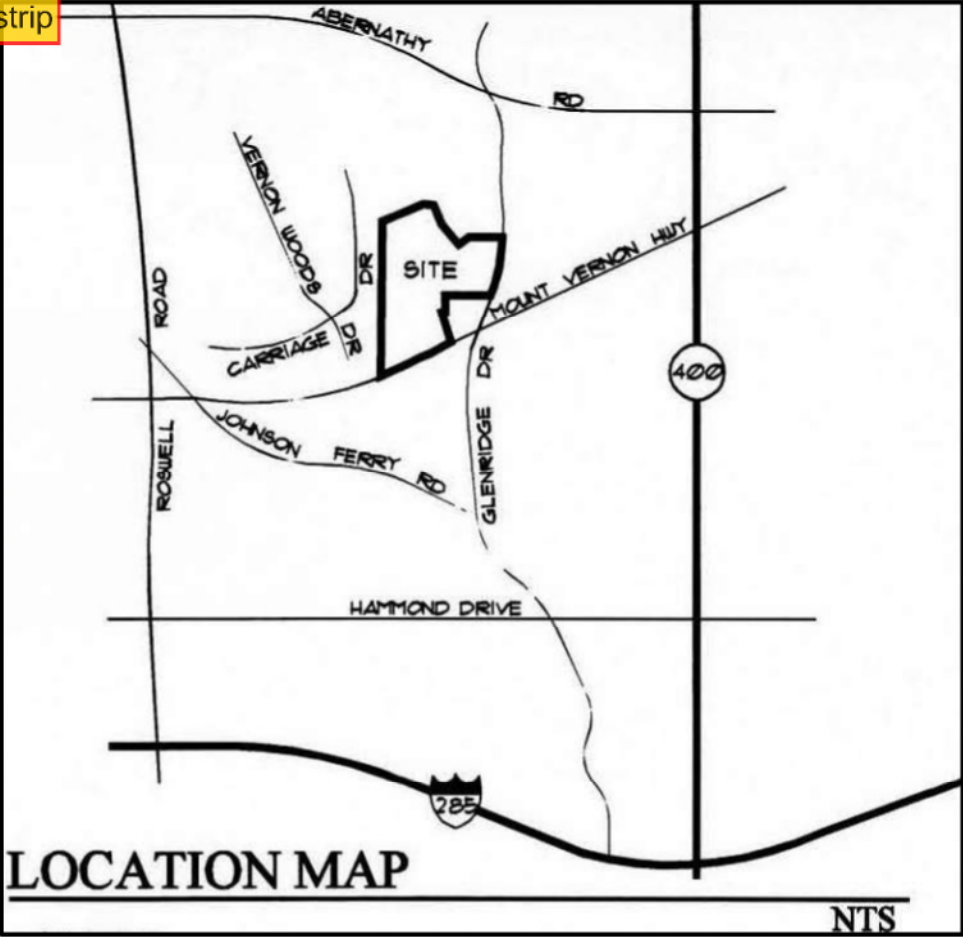
ZONING HISTORY	
2003 ORIGINAL USE PERMIT	
- USE PERMIT 2003 U-0009	
- CONCURRENT VARIANCE CV-0077	
2007 ZONING MODIFICATION 2003	
- 2007 ZM-009	
- 2008 CV-027	
NOVEMBER 17, 2015	
- APPROVED AS PART OF COMMUNITY UNIT	
PLAN DISTRICT (CUP)	
- APPLICATION #201501835	
2017 ZONING MODIFICATION	
- U17-0001	
- 7 CONCURRENT VARIANCES	

Right-of-way along Glenridge Drive would be either 40' from centerline, 11' measured from back of curb, OR 1' behind sidewalk, whichever is greatest

PARKING TABLE	
(A)	± 34 SPACES
(B)	± 90 SPACES
(C)	± 15 SPACES
(D)	± 201 SPACES
(E)	± 41 PARALLEL SPACES
(F)	± 50 SPACES
TOTAL = ± 431 SPACES	

KEYNOTE LEGEND	
VARIANCE APPROVED 2003 & 2007	2003 / 2007
VARIANCE PROPOSED 2017	2017

BUILDING FOOTPRINT KEY	
BUILT	PROPOSED
APPROVED	



MASTER PLAN PARKING ANALYSIS	
Parking Analysis	Spaces
Parking Required (greater of largest assembly or classroom calculation)	
Classrooms Analysis	
Middle School	
17 Classrooms @ 2 Spaces/CR	34
Upper School	
20 Classrooms @ 10 Spaces/CR	200
Classroom / Academic Support Building (Future)	
18 Classrooms @ 10 Spaces/CR (Worst Case or 2 Spaces/CR)	180
TOTAL	414
Largest Campus Assembly Space Analysis	
1 Spaces/ 35 sf	
Gymnasium #1 (2004)	
8616 Sft Seating Bowl/35 = 246 Spaces	246
Gymnasium #2 (Future)	
17,500 / 35 = 500 Spaces	500
TOTAL PARKING REQUIRED (FUTURE)	500
ACCESSIBLE PARKING PROPOSED	
ADA accessible req'd (2% parking total)	
2% x 500 = 10	10
ADA accessible spaces proposed	15
(Site meets ADA Parking Requirements)	
PROPOSED PARKING ON-SITE	
Parking Proposed	416
ADA Accessible Parking Proposed	15
TOTAL SPACES PROPOSED	431
TOTAL ON-SITE PARKING PROPOSED:	
PARKING SUMMARY	
Total Parking Proposed On-Site	431
Total Parking Off-Site (Existing MVPS Campus)	250 Approximately
TOTAL AVAILABLE PARKING:	681 (See Note C)
PARKING NOTES:	
Note A: Standard parking spaces are sized at 8.5' x 18' (153sf min) Compact spaces (no more than 20% of total) are sized at 8.5' x 15' (120sf min)	
Note B: per Georgia Accessibility Code spaces are sized not less than 96" (8') wide with minimum 60" access aisles. Van accessible spaces are sized not less than 96" (8') wide with minimum 96" wide access aisles.	
Note C: Additional event parking to be provided by agreement (Approx. 70 spaces) at the adjacent Northeast Methodist Church, located at corner of Glenridge Drive and Mt. Vernon Highway.	
Notes:	
1. Total size of proposed building - 300,000 Square Feet	
2. Total Proposed Parking Spaces - 442 Spaces	
3. Existing Zoning - R-2	
4. Signs are to be permitted separately.	
5. All parking lots are to meet landscape requirements of Section 4.23.2.	

MOUNT VERNON PRESBYTERIAN SCHOOL PROPOSED CAMPUS EXPANSION OVERALL CAMPUS PLAN

MAY 29,2003

REVISED: JULY 10,2003; JULY 24,2003; SEPTEMBER 4,2007; SEPTEMBER 28,2007

APRIL 18, 2017

SEPTEMBER 23, 2024

N

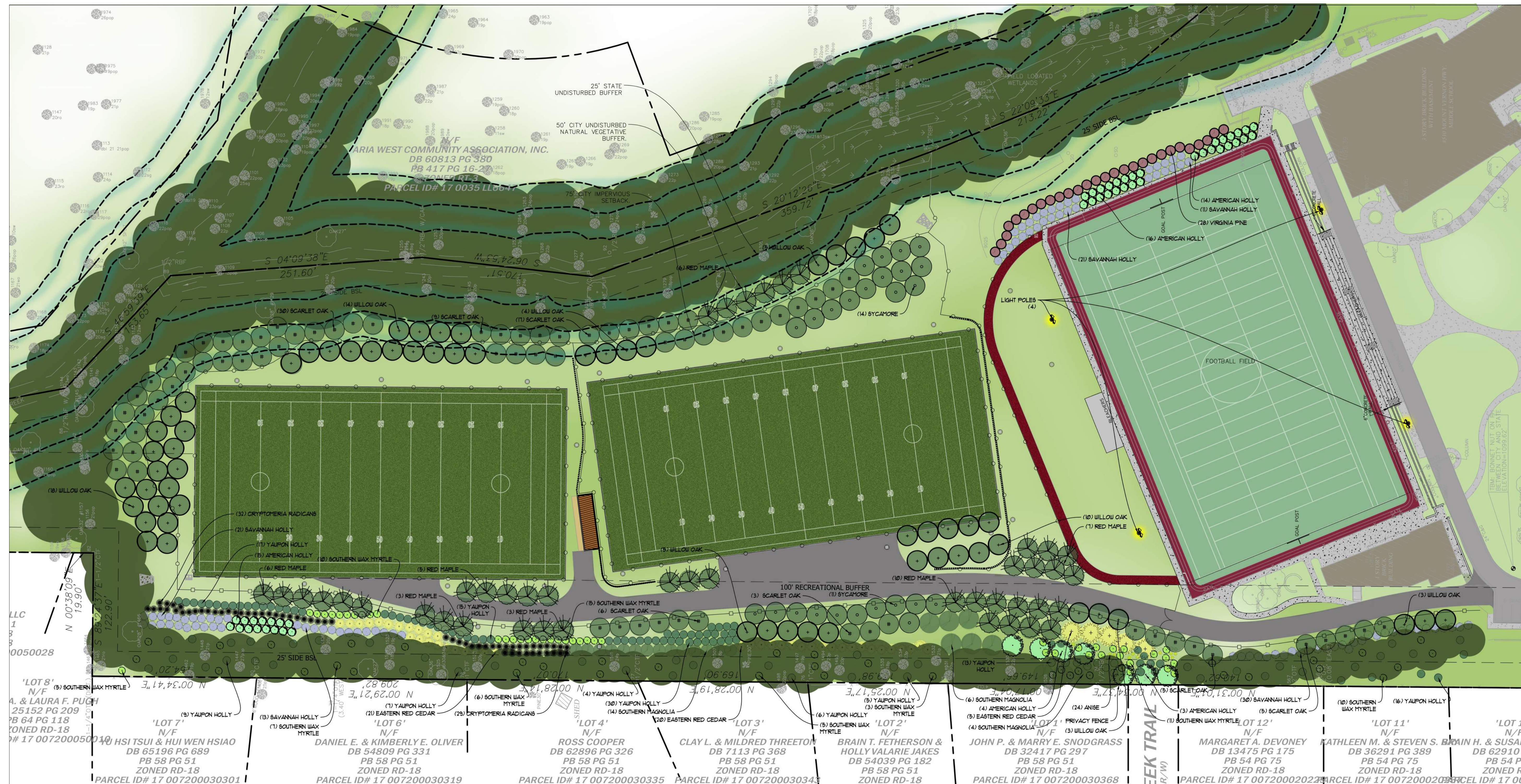


0 50' 100' 200'
SCALE: 1" = 100'



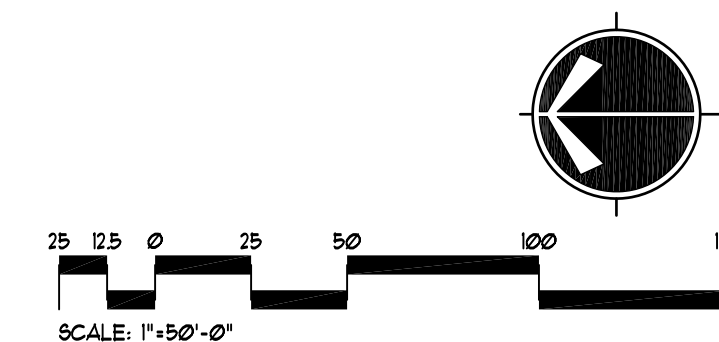
MOUNT VERNON PRESBYTERIAN SCHOOL - GLENN CAMPUS CONDITIONAL USE PERMIT





Mount Vernon School

Layout and Landscaping Plan





AMERICAN HOLLY
ILEX OPACA
15-30' TALL X 10-20' WIDE



EASTERN RED CEDAR
JUNIPERUS VIRGINIANA
30-35' TALL X 12-15' WIDE



SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFLORA
60-80' TALL X 30-40' WIDE



SAVANNAH HOLLY
ILEX X ATTENUATA 'SAVANNAH'
10-20' TALL X 8-15' WIDE



CRYPTOMERIA RADICANS
CRYPTOMERIA JAPONICA 'RADICANS'
30-40' TALL X 15-20' WIDE



SOUTHERN WAX MYRTLE
MORELLA CERIFERA
10-15' TALL X 8-10' WIDE



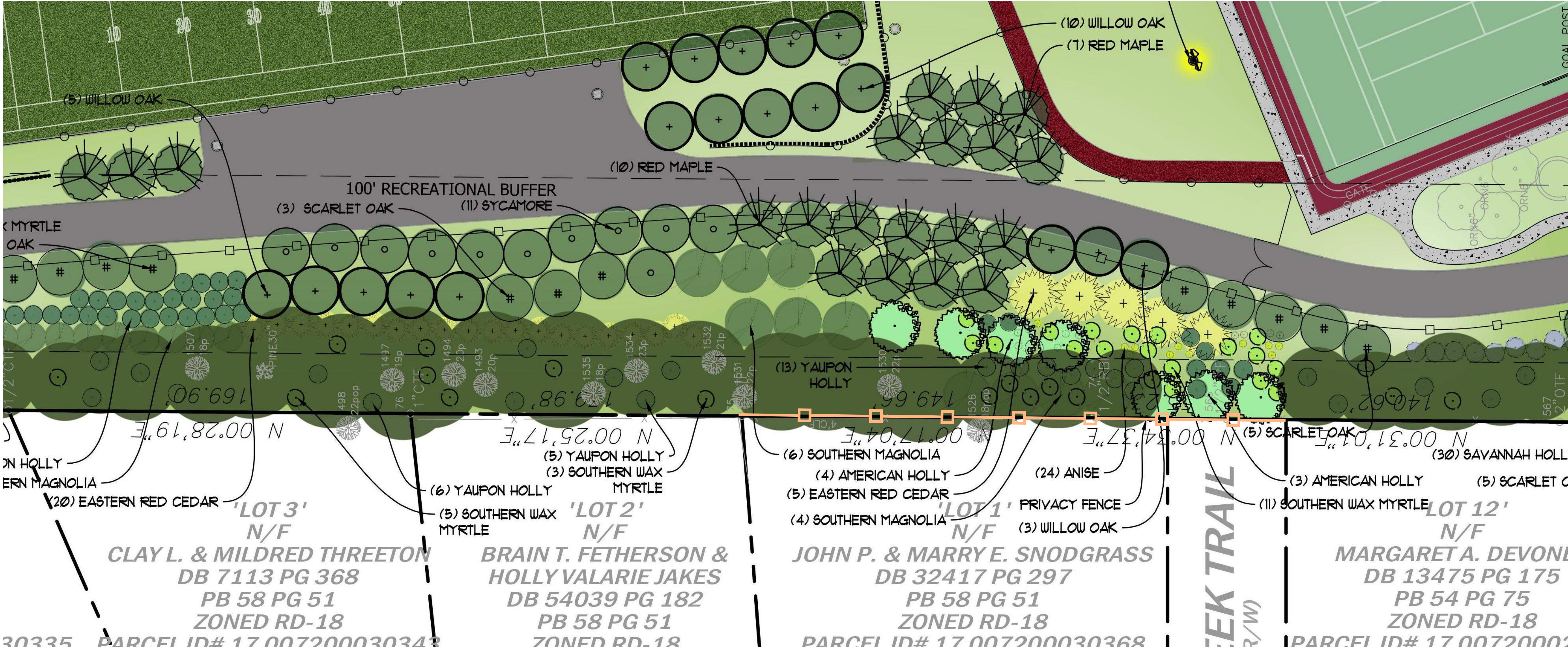
YAUPOH HOLLY
ILEX VOMITORIA
12-25' TALL X 8-12' WIDE



VIRGINIA PINE
PINUS VIRGINIANA
15-40' TALL X 10-30' WIDE

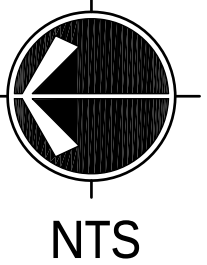


'FLORIDA SUNSHINE'
ILICUM PARVIFLORUM 'FLORIDA SUNSHINE'
4-8' TALL X 2-3' WIDE



Mount Vernon School

Layout and Landscaping Plan



09.23.2024



CONDITIONAL USE ANALYSIS
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA

Mount Vernon Presbyterian School Inc. (the “School”) requests a Conditional Use Permit (CUP) for its property located at 510 Mount Vernon Highway (Parcel Identification Number 17 0072 LL0768) (the “Property”) to modify one condition of the Special Use Permit (SUP) the City Council approved for the School in 2017, so as to allow lighting of only one, existing outdoor athletic field that the School calls “Ron Hill Field”. As described in the enclosed Letter of Intent, the School proposes modifying Condition #3.d. of Sandy Springs Ordinance No. 2017-07-14 / U17-0001. As described below, the School respectfully asks that the City Council approve this request as it is consistent with the criteria for approval of conditional uses enumerated at Section 11.3.6.D. of the Development Code, as follows:

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

The Sandy Springs Zoning Map classifies the Property to the Residential Estate, 2-acre minimum lot area (RE-2) zoning district. The Development Code’s Allowed Use Table, as amended December 5, 2023, provides that “School, private (K-12)” is a Conditional Use in the RE districts. Development Code Div. 7.2. The Property has been used for a private school enrolling up to 850 students since 2006, and the Development Code allows schools to illuminate their outdoor athletic facilities consistent with relevant standards. Development Code Sec. 8.4.5.

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

The Development Code establishes Basic Use Standards and Limited Use Standards for private schools (K-12) at Section 7.4.1.H. The School meets these standards on the Property as follows:

Basic Use Standards for “School, Private (K-12)”

a. Day care facilities (see Sec. 7.8.3) in association with the school do not require a separate conditional use permit.

The School does not operate a day care facility on the Property. The School does operate a pre-school on its Lower Campus across the street, at 471 Mount Vernon Highway.

b. No buildings and refuse area may be located within 100 feet of a Protected Neighborhood district used for residential purposes.

The Property is adjacent to Protected Neighborhood zoning districts along the Property's western property line and along the 26.87 feet of its northernmost property line. No building or refuse area on the Property is located within 100 feet of these districts.

c. No active outdoor recreation area may be located within 100 feet of a Protected Neighborhood district used for residential purposes.

The existing football and baseball/softball fields on the Property are not located within 100 feet of the adjacent Protected Neighborhood districts. Additionally, the new outdoor recreation facilities planned for the northern ten acres of the Property will also not be located within 100 feet of the adjacent Protected Neighborhood districts. The School does note that in 2017 the City Council approved a concurrent variance to allow tennis courts to encroach a 100-foot outdoor recreation area setback in a specified location on the eastern side of the Property.

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

No parking areas on the Property are located within 50 feet of the adjacent Protected Neighborhood districts

e. Student drop-off and vehicular turn-around facilities must be provided on-site so that vehicles may re-enter the street in a forward manner.

Vehicular access to the Property is provided from Mount Vernon Highway. Student drop-off and vehicular turn-around facilities are provided on-site on the Property so the vehicles may re-enter Mount Vernon Highway in a forward manner.

f. Off-site stadium: ...

The Property does not have an off-site stadium.

g. In the ON- District, the following Basic Use Standards apply: ...

The Property is not zoned to the ON- zoning district.

Limited Use Standards for "School, Private (K-12)"

a. Minimum lot area is 1 acre.

The Property measures approximately 40 acres.

b. Permitted curb cut access must not be from a local street.

The Property currently has curb cut access only from Mount Vernon Highway, which is assigned to the “Major Collector” functional road classification. The Property is also entitled for an additional curb cut for vehicular ingress and egress on Glenridge Drive, which is also classified as a “Major Collector” roadway.

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

The RE-2 district does not establish maximum lot coverage or building height requirements for nonresidential principal uses. The 2017 SUP also did not specify maximum lot coverage or building height requirements for the Property.

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

The use of the Property for a private school is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics. As noted above, the Property has been used for a private school since 2006, having been first approved for this use in 2003. The Property is zoned to the RE-2 district and is surrounded by RE-, RD-, or RT- districts, all of which permit private schools as conditional uses. Many houses to the west of the Property, and all of the houses to the north and east, were built after the School’s use commenced, and property values in these neighborhoods have increased dramatically over this span.

The School operates Monday through Friday on an academic calendar. When school is in session, outdoor activity occurs on the Property until sundown, while indoor activities like basketball and volleyball continue later. Although the Development Code allows schools’ outdoor sporting events to be scheduled so that they conclude by 10:30 PM, the School is amenable to scheduling its events earlier than this. Development Code Sec. 8.5.5.A.4. As shown on the enclosed site plans, all applicable setbacks and buffers will continue to be provided.

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

The School will utilize technology that did not exist in 2003, when the condition limiting outdoor lighting was imposed, to prevent illumination beyond the Property. While the Sandy

Springs Development Code allows light spill from outdoor sports facilities up to 0.5 foot-candles at adjoining residential property lines, the proposed lighting system will limit property line illumination from the field to just 0.1 foot-candles at the brightest point, which is just one-fifth of the allowable amount. Development Code Sec. 8.5.5.A.3. The average illumination along the property line from field lighting would be approximately 0.01 foot-candles, or one-fiftieth of the allowable amount. In addition, the School will provide dense, evergreen plantings both at Ron Hill Field and at the nearest property lines to screen the field from view from nearby properties. Preliminary acoustic study results indicate that the Ron Hill Field's sound system does not exceed the 75-decibel limit (measured at the property line) established in the MVWCA agreement. While the Sandy Springs Development Code exempts school sporting events from maximum sound limitations, the School will continue abiding by the 75-decibel limit even after the MVWCA agreement expires.

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.

The School has operated since 2006 and is served by abundant public facilities and services. Illuminating Ron Hill Field would simply allow some of the activities already occurring on the Property to occur a couple of hours later in the day, and as such should not impact the provision of public services either to the Property or to other properties.

As demonstrated above, the School's proposal is consistent with the criteria for approval of conditional uses enumerated at Section 11.3.6.D. of the Development Code. Accordingly, the School respectfully asks that the City Council approve the CUP to modify the prior SUP's field lighting condition as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

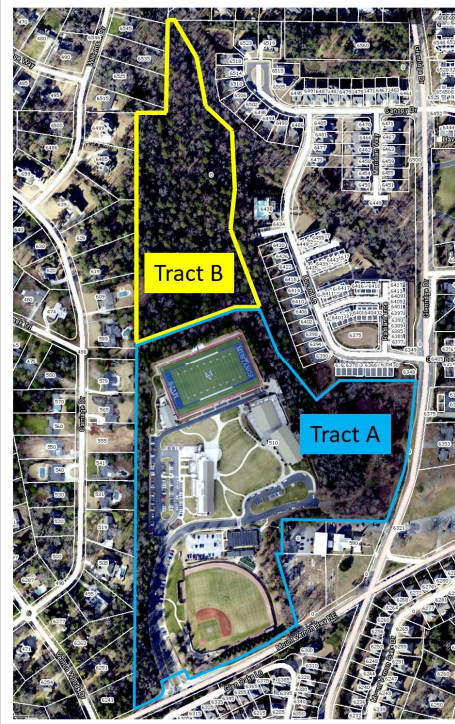


Jordan Edwards
Attorney for the Owner/Applicant

4062 Peachtree Road NE, #A330
Atlanta, Georgia 30319

CAMPUS HISTORY SUPPLEMENT
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA

Mount Vernon Presbyterian School Inc. (the “School”) has proposed lighting one, existing outdoor athletic field that the School calls “Ron Hill Field”, located on its property at 510 Mount Vernon Highway (Parcel Identification Number 17 0072 LL0768) (the “Property”). The Property is a consolidated tract measuring approximately forty (40) acres that the School assembled over time. A private agreement with the Mount Vernon Woods Community Association, Inc. (MVWCA) as well as two deed restriction documents apply to different portions of the Property. These documents took effect at different times, apply to different portions of the Property, vary in their requirements, and expire at different times. In the interest of transparency, the following background information on the original approval of the Property for the School may be helpful:



Tract A – 30 acres

2003

- MVWCA and MVS enter private agreement
- Fulton County approves SUP for a school

2005

- MVS purchases the 30-acre property and enters the 2005 Declaration of Restrictive Covenants
- Construction begins

Tract B – 10 acres

2015

- Approved rezoning conditions require the 10-acre tract to be used for athletic fields

2016

- MVS purchases the 10-acre property and enters the 2016 Declaration of Restrictive Covenants

Tract A was acquired in 2005 and is subject to the MVWCA agreement and the 2005 declaration of restrictive covenants, both of which expire next year. Tract B was acquired in 2016 and is subject to a different declaration of restrictive covenants that will remain in effect far longer.

The School began operating in 1972 as an elementary and middle school on the Mount Vernon Presbyterian Church’s property on the south side of Mount Vernon Highway. Some thirty years later, the School began exploring the possibility of expanding to about 30 acres of undeveloped land across

the street owned at the time by Thomas K. Glenn II and/or companies he controlled. Under the Fulton County zoning laws that applied at the time, the property was properly zoned but would need a SUP to be used for a school. During the process to obtain the SUP, the School entered into a private agreement with MVWCA on July 22, 2003 (the “2003 Agreement”; see **Exhibit A**), that established requirements of various types, from perimeter fencing and sports practice hours to grounds maintenance and gymnasium windows. Pertinently, the 2003 Agreement provided: *“The School shall not install lighting on the athletic fields which would allow the use of such fields beyond sunset.”* (2003 Agreement, Exhibit B, Paragraph 7.)

Equally important, the 2003 Agreement established that its terms *“shall remain in full force and effect through midnight of the date immediately preceding the twentieth anniversary date of the date of issuance of the initial building permit for the Property.”* (2003 Agreement, Page 5, Paragraph 12.) Put more simply, twenty years after the issuance of the initial building permit, the 2003 Agreement automatically terminates. (Fulton County issued a land disturbance permit on May 6, 2005, and a building permit on September 13, 2005.)

With the 2003 Agreement in place, the Fulton County Board of Commissioners then approved the SUP subject to numerous conditions. See **Exhibit B – 2003 SUP Approval**. One of these, SUP Condition #3.d., provided: *“3. To the Owner’s agreement to the following site development considerations: ... d. To prohibit lighting of the recreational fields.”* The wording of this Condition #3.d. is identical to the wording of Condition #3.d. of the 2017 SUP approved later by Sandy Springs.

Following the 2003 SUP approval, the School purchased the 30-acre tract and agreed to a Declaration of Covenants Conditions and Restrictions. See **Exhibit C – 2005 Declaration of Restrictive Covenants**. Like the 2003 Agreement, this Declaration established numerous requirements for using the property as a school. In pertinent part, the Declaration stipulated: *“The School agrees not to install lighting on the athletic fields which would allow the use of such fields after dark.”* (2005 Declaration, Page 6, Section 5.03.) The Declaration also stated that its provisions would *“remain in effect for a period of twenty (20) years after the date that this Declaration is recorded.”* (2005 Declaration, Page 11, Section 7.04.) The Declaration was recorded on February 17, 2005. Fulton County issued a land disturbance permit on May 6, 2005, and the School commenced construction shortly thereafter. By the start of the fall semester in 2006, the first phase of development was complete, including the Middle/Upper School building, gymnasium, main athletic field (now called Ron Hill Field), and the baseball/softball field.

Mr. Glenn continued to own an adjacent tract of approximately 36 acres to the north of the school. On November 17, 2015, the City Council rezoned this land at the request of Ashton Woods

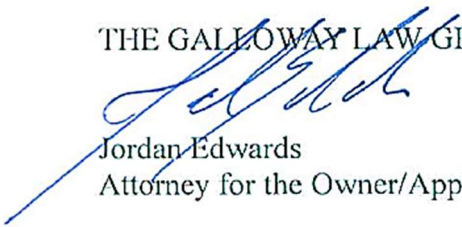
Residential LLC, subject to numerous conditions. Among these, Condition #2.a. required that “*A minimum of ten (10) acres shall be dedicated to recreational fields*”. See Sandy Springs Ordinance No. 2015-11-35. Mr. Glenn then sold these 10 acres to the School in 2016 for additional recreational fields and simultaneously created a Declaration of Restrictive Covenants binding the 10-acre property. See **Exhibit D – 2016 Declaration of Restrictive Covenants**. The 2016 Declaration stipulated the property “*shall be principally used only for recreational and athletic fields and appurtenant facilities*”, and that “*The School agrees not to install lighting on athletic fields which would allow the use of such fields after dark...*” (2016 Declaration, Page 2, Section 4.2.) Unlike the 20-year time limit in the 2005 Declaration that applied to the original 30 acres and the Ron Hill Field, the 2016 Declaration provided that its restrictions would “*bind the Real Property... perpetually to the extent provided by law.*” (2016 Declaration, Page 5, Section 6.10.) With the 10-acre tract now added to the original 30-acre tract, in 2017 the School requested a new SUP to approve a conceptual campus master plan. The City Council approved the SUP subject to numerous conditions, including the same outdoor lighting restriction of Condition #3.d. inherited from the 2003 Fulton County SUP.

The 2005 Declaration will expire (if it has not already expired) no later than February 2025. Likewise, the 2003 Agreement will expire no later than September 2025. With these restrictions coming to an end, and given the dramatic advances in outdoor lighting technology, the School now seeks a consistent modification of the SUP condition inherited from Fulton County’s 2003 SUP so that it may light Ron Hill Field after those documents expire, as would otherwise be allowed under the Sandy Springs Development Code. In contrast, the 2016 Declaration controlling the northern 10 acres remains in effect “*perpetually to the extent provided by law*”, reflecting the intent that athletic fields on this portion of the campus will remain un-illuminated indefinitely.

For all of these reasons as well as those described in the Letter of Intent and Conditional Use Analysis enclosed with the Application, the School respectfully asks that the City Council of Sandy Springs approve the Conditional Use Permit as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



Jordan Edwards
Attorney for the Owner/Applicant

4062 Peachtree Road NE, #A330
Atlanta, Georgia 30319

Campus Planting Plan

OVERALL PLANTING LEGEND

#

SCARLET OAK

RED MAPLE

SYCAMORE

WILLOW OAK

SHORTLEAF PINE

AMERICAN HOLLY

SAVANNAH HOLLY

VIRGINIA PINE

SOUTHERN MAGNOLIA

EASTERN RED CEDAR

CRYPTOMERIA RADICANS

ANISE

SOUTHERN WAX MYRTLE

DWARF WAX MYRTLE

PLANT MATERIAL SCHEDULE FOR LANDMARK TREE REPLACEMENT

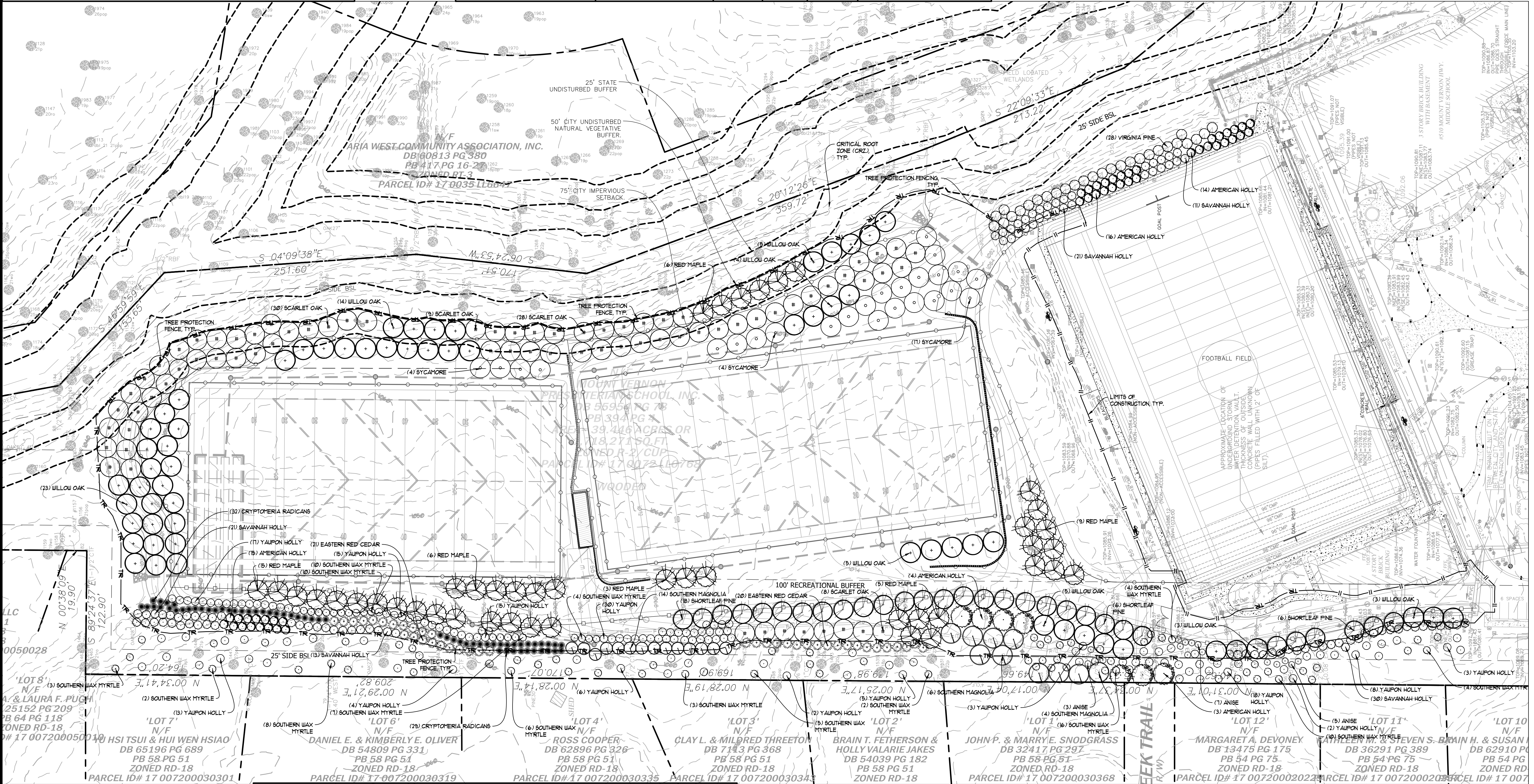
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS
TREES:					
QUERCUS COCCINEA	SCARLET OAK	43	25" CAL.	20' O.C.	B4B, FULL HEAD, SPECIMEN
ACER RUBRUM	RED MAPLE	20	25" CAL.	20' O.C.	B4B, FULL HEAD, SPECIMEN

PLANT MATERIAL SCHEDULE FOR PROTECTED TREE REPLACEMENT

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS
TREES:					
QUERCUS COCCINEA	SCARLET OAK	32	25" CAL.	20' O.C.	B4B, FULL HEAD, SPECIMEN
ACER RUBRUM	RED MAPLE	24	25" CAL.	20' O.C.	B4B, FULL HEAD, SPECIMEN
PLATANUS OCCIDENTALIS	SYCAMORE	25	25" CAL.	20' O.C.	B4B, FULL HEAD, SPECIMEN
QUERCUS PHELLOS	WILLOW OAK	62	25" CAL.	20' O.C.	B4B, FULL HEAD, SPECIMEN
PINUS ECHINATA	SHORTLEAF PINE	30	25" CAL.	20' O.C.	B4B, FULL HEAD, SPECIMEN

PLANT MATERIAL SCHEDULE FOR BUFFER EXHIBITS

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS
TREES:					
ILEX OPACA	AMERICAN HOLLY	52	25" CAL.	PER PLAN	B4B, FULL HEAD, SPECIMEN
ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	96	25" CAL.	PER PLAN	B4B, FULL HEAD, SPECIMEN
PINUS VIRGINIANA	VIRGINIA PINE	28	25" CAL.	PER PLAN	B4B, FULL HEAD, SPECIMEN
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24	25" CAL.	PER PLAN	B4B, FULL HEAD, SPECIMEN
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	41	25" CAL.	PER PLAN	B4B, FULL HEAD, SPECIMEN
CRYPTOMERIA JAPONICA 'RADICANS'	CRYPTOMERIA RADICANS	61	25" CAL.	PER PLAN	B4B, FULL HEAD, SPECIMEN
SHRUBS:					
ILICUM PARVIFLORUM	ANISE	15	3 GAL.	60" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
MYRTICA CERIFERA	SOUTHERN WAX MYRTLE	84	1 GAL.	80" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN
ILEX VOMITORIA	YALPON HOLLY	126	1 GAL.	80" O.C.	CONTAINER, FULL FOLIAGE, SPECIMEN



CALL BEFORE YOU DIG

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PLANTING NOTES

1. PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS AS SET FORTH IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'.

2. PLANTS SHALL BE HEALTHY, VIGOROUS SPECIMENS, FREE OF PESTS AND DISEASE.

3. PLANTS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT OR OWNER BEFORE, DURING AND AFTER INSTALLATION.

4. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

5. DO NOT BREAK ROOTBALL.

6. IMMEDIATELY SOAK NEW PLANTINGS WITH WATER.

7. STAKE TREES IMMEDIATELY AFTER PLANTING AS INDICATED IN DETAILS OR AS DIRECTED BY THE ARCHITECT.

8. CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTENANCE, INCLUDING WATERING, WEEDING, SETTLING, PRUNING OF THIS WORK THROUGHOUT THE MAINTENANCE PERIOD AS INDICATED IN THE SPECIFICATIONS OR UNTIL SUBSTANTIAL COMPLETION (WHICHEVER IS GREATER).

9. THE CONTRACTOR IS ADVISED OF THE UNDERGROUND UTILITIES AND SHALL CHECK LOCATION OF SAME BEFORE COMMENCING DIGGING OPERATIONS.

10. CONTRACTOR SHALL FULLY GUARANTEE PLANTS FOR THIS JOB FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF ACCEPTANCE.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR HIGHER OWN TAKEOFF QUANTITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

12. CONTRACTOR SHALL FLAG LOCATION OF PLANT MATERIAL FOR APPROVAL BY ARCHITECT BEFORE INSTALLATION.

13. PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" OF CLEAN FRESH PINE STRAW.

14. AREAS DESIGNATED AS FLOWER BEDS SHALL RECEIVE 12" OF PLANTING MIXTURE TOPPED WITH 2" OF FINE BARK MINI CHIPS.

15. PLANTING MIXTURE SHALL BE PER SPECIFICATIONS.

BREEDLOVE LAND PLANNING

Landscape Architects • Civil Engineers

www.landplanning.net

GA COA PEF003134, EXP. 06/30/24

GRAPHIC SCALE & ORIENTATION

25 0 25 50 100 150

SCALE: 1"=50'-0"

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.

2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

THE MOUNT VERNON SCHOOL

MOUNT VERNON SCHOOL ATHLETICS COMPLEX

510 MOUNT VERNON HWY

SANDY SPRINGS, GA 30328

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

RELEASED FOR CONSTRUCTION

SUBMITTALS

No.	DATE	DESCRIPTION
1	04-28-23	50% CD
2	05-16-23	LDP SUBMITTAL
3	02-05-24	LDP RE-SUBMITTAL
4	05-06-24	LDP RE-SUBMITTAL
5		
6		
7		
8		

BLP, INC. PROJECT NO:

DATE: 11-14-2024

DRAWING BY: DMO

CHECKED BY: CRB

CAMPUS PLANTING PLAN

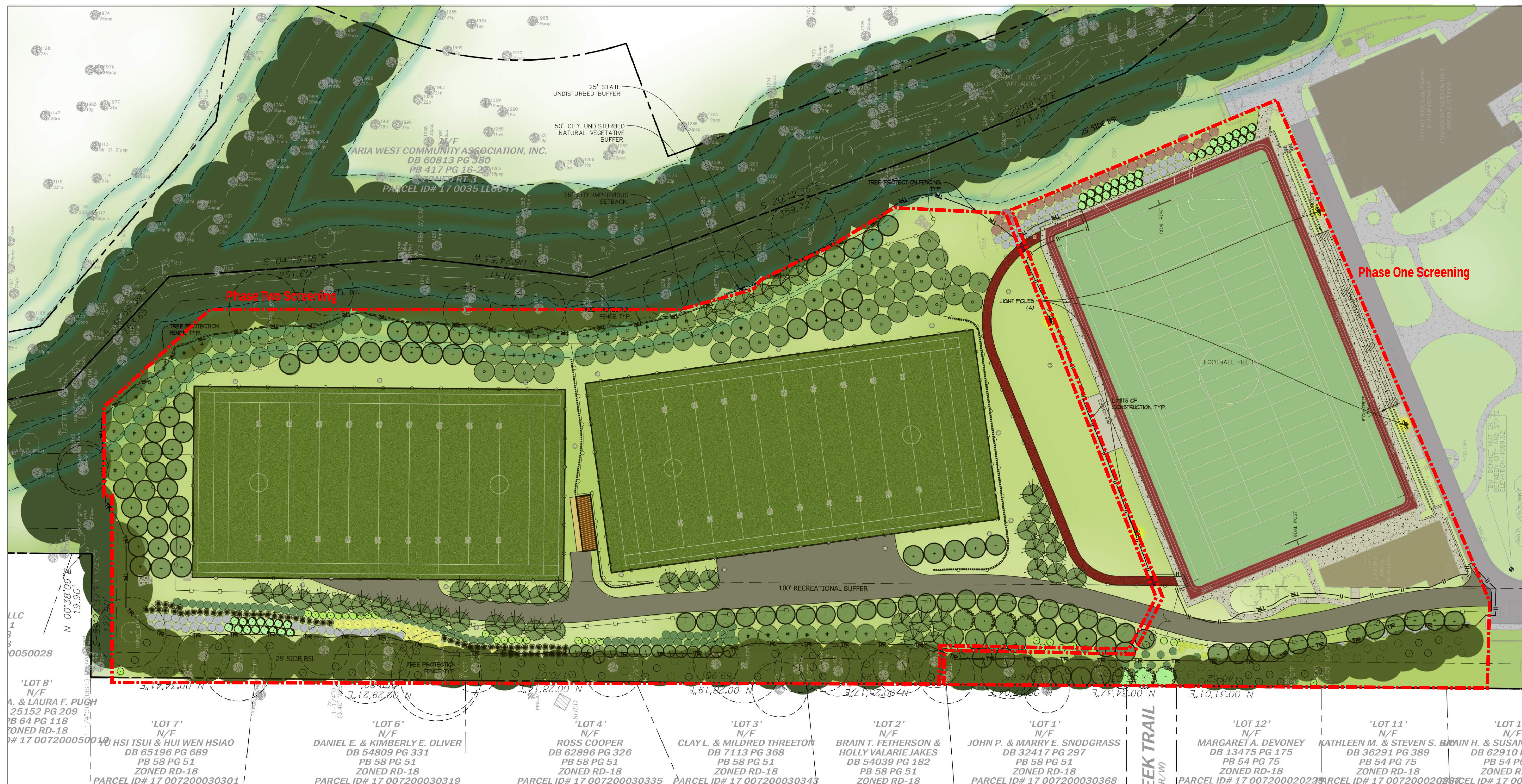
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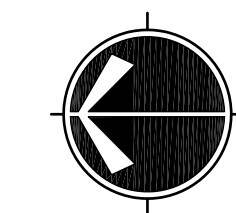
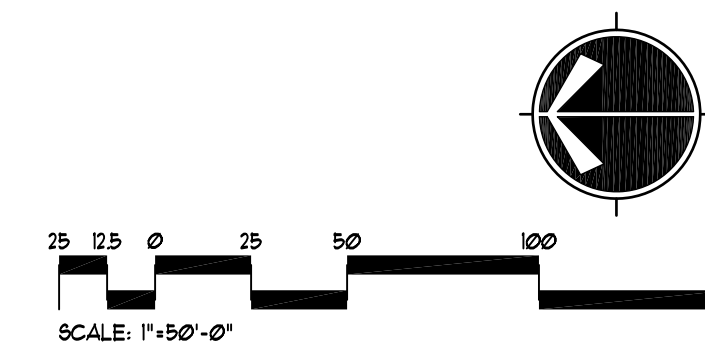
◆ Landscape Architects ◆ Civil Engineers ◆ Breedlove Land Planning, Inc. ◆ 15 Simpson Street NW Atlanta, GA 30308 P: 770-483-1173 www.landplanning.net

Layout and Landscaping Phasing Plan



Mount Vernon School

Layout and Landscaping Phasing Plan



11.14.2024

**Noise Report
for Mount Vernon School**



AVL Design, Integration & Consulting
jsaudiodesign@gmail.com • (770) 597-9534

Noise Report Prepared for:

**Mt. Vernon School
Sandy Springs, GA**

Survey & Report by:

**Jimmie Mayo/JS Audio Design
Dill Beckman/Pickle Pro Audio**

Nov. 6, 2024

Noise Report for Survey Performed at: Ron Hill Field, Mt. Vernon School, Sandy Springs, GA

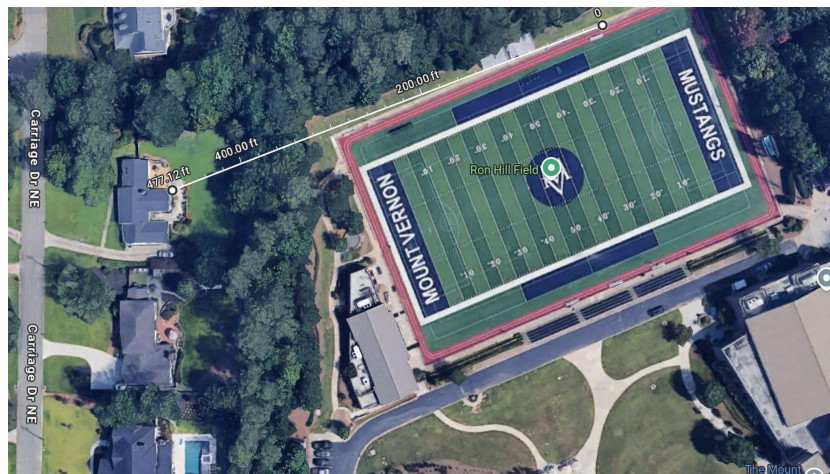
Initial Survey: Friday, Aug 30th, 2024 for 4 PM football game
(due to inclement weather, we were only able to take pre-game measurements)

2nd Survey: Friday, Nov 1st, 2024 for 3:45 PM football game

Executive Summary:

The purpose of this Noise Report is to summarize the measured sound levels observed during a home varsity football game at Mount Vernon School (the School). Varsity football games are the School's loudest outdoor sporting events because they are highly attended by spectators and make use of the Ron Hill Field's sound system. During the game played on November 1, 2024, sound levels at 5 points along the School's western property line shared with the Mount Vernon Woods neighborhood measured between 44.7 dBA and 68.1 dBA. During the same game, sound levels at 4 points along the eastern edge of a forested stream buffer between the School and the Aria West neighborhood measured between 43.2 dBA and 61.6 dBA. Generally, sound levels lower than 70 dBA are considered moderate. The City of Sandy Springs Code of Ordinances exempts athletic contests and practices on school grounds from maximum sound level requirements in residential zones, but, for reference, limits noise levels from non-exempt activities to 65 dBA or 10 dBA above ambient levels (whichever is more) as measured at the property line. While the School's sound system at Ron Hill Field was found to be operating at a reasonable level and consistent with City requirements, several actions are recommended in this report that could contribute to further limiting sound levels at the School's property boundaries.

Overhead view of field and adjoining neighborhood:



The property line of the nearest home in the Mt Vernon Woods neighborhood is only about one hundred feet from the north-west corner of the school field. There is concern regarding the noise from football and other games using the field's public address system disturbing the neighborhood residents. JS Audio Design along with Pickle Pro Audio was retained to perform sound measurements during a football game scheduled for 4pm Aug 30, 2024 and again on Nov 1, 2024 for a 3:45pm game.

In advance of the scheduled measurements, we investigated the site using known speaker locations and satellite views of the field and neighborhood using Google Maps and its measurement tools. We also looked up the Sandy Springs Municipal Codes regarding “Daytime” noise limits. Note that Daytime is defined in the code as 7am to 11pm.

Below is the Commercial/Mixed Use noise code referring to a maximum allowable Sound Pressure Level of 80 dB(A)

Sec. 38-89. - Sound levels; commercial/mixed use district.



- (a) In any commercial/mixed use district, it shall be unlawful for any person to make, cause or continue any sound generation in such a manner as to unreasonably disturb the comfort, health, peace, quiet, safety, or welfare of others.
- (b) The use or operation of any instrument, machine, device or human voice between the hours of 7:00 a.m. to 10:59 p.m. in such a manner to cause a sound generation in excess of 80 dB(A) or ten dB(A) above ambient levels (whichever is more), when measured at or beyond the property boundary at a distance of ten feet or more from the source of the sound generation shall constitute prima facie evidence of a violation of subsection (a) above.

And here is the Residential daytime noise code referring to a maximum allowable Sound Pressure Level of 65 dB(A)

Sec. 38-87. - Maximum sound levels in residential zones.



- (a) *Nighttime.* No person shall permit, operate or cause any source of sound to create a sound level in a residential zone or within any residential building during the hours between 11:00 p.m. and 7:00 a.m. in excess of 55 dB(A) or ten dB(A) above ambient levels (whichever is more), when measured at or outside the property boundary.
- (b) *Daytime.* No person shall permit, operate or cause any source of sound to create a sound level in a residential zone or within any residential building during the hours between 7:00 a.m. and 11:00 p.m. in excess of 65 dB(A) or ten dB(A) above ambient levels (whichever is more), when measured at or outside the property boundary.

There is also a likely applicable exemption to the daytime Residential noise code

Sec. 38-87. - Maximum sound levels in residential zones.



- (a) *Nighttime.* No person shall permit, operate or cause any source of sound to create a sound level in a residential zone or within any residential building during the hours between 11:00 p.m. and 7:00 a.m. in excess of 55 dB(A) or ten dB(A) above ambient levels (whichever is more), when measured at or outside the property boundary.
- (b) *Daytime.* No person shall permit, operate or cause any source of sound to create a sound level in a residential zone or within any residential building during the hours between 7:00 a.m. and 11:00 p.m. in excess of 65 dB(A) or ten dB(A) above ambient levels (whichever is more), when measured at or outside the property boundary.
- (c) *Measurements in multifamily structures.* In a structure used as a multifamily dwelling the police department may take measurements to determine sound levels from common areas within or outside the structure or from other dwelling units within the structure, when requested to do so by the owner or tenant in possession and control thereof. Such measurement shall be taken at a point at least four feet from the wall, ceiling or floor nearest the noise source, with doors to the receiving area closed and windows in the normal position for the season.
- (d) *Exemptions.* The following activities or sources of noise shall be exempt from the daytime prohibition set forth in subsection (b) of this section:
 - (1) Band performances or practices, athletic contests or practices and other school-sponsored activities on the grounds of public or private schools.
 - (2) Athletic contests and other officially sanctioned activities in city parks.

Technical Background:

• Logarithmic Scale for Sound:

Sound pressure is the average variation in atmospheric pressure that a sound creates. Sound Pressure Level (SPL) describes the pressure level of sound and is measured on a logarithmic (not a linear) scale in units called decibels (dB). The logarithmic quality of the decibel scale means that higher decibel measurements are exponentially more intense than the standard reference level. Human perceptions of loudness therefore do not track linearly with increases in decibel measurements. For example, an increase of 10 dB equates to an increase in sound intensity by a factor of 10 (and roughly a doubling of the perceived loudness to most people), while an increase of 20 dB equates to an increase in sound intensity by a factor of 100. To better represent sound frequencies within the range of human hearing, A-weighted decibels (dBA) are widely used for acoustical measurements.

• Common Noise Levels

Individuals are regularly exposed to fairly high noise levels as they go through daily routine activities. The chart below illustrates where examples of commonly heard sounds are typically located on the decibel scale.

Levels of Noise in Decibels (dB)

PAINFUL & DANGEROUS		
Dangerous; use hearing protection or avoid	140	• Fireworks • Gun shots • Custom car stereos (at full volume)
	130	• Jackhammers • Ambulances
UNCOMFORTABLE		
Dangerous; use hearing protection	120	• Jet planes (during take off)
VERY LOUD		
Dangerous; use hearing protection	110	• Concerts (any genre of music) • Car horns • Sporting events
	100	• Snowmobiles • Ear buds/mobile devices (at full volume)
	90	• Lawnmowers • Power tools
Over 85 dB for extended periods can cause permanent hearing loss. NIOSH* recommends wearing hearing protection whenever noise levels exceed 85 dB, regardless of how long the sound lasts.		
LOUD		
	80	• Alarm clocks
	70	• Traffic • Vacuums
MODERATE		
	60	• Normal conversation • Dishwashers
	50	• Moderate rainfall
SOFT		
	40	• Quiet library
	30	• Whisper
FAINT		
	20	• Leaves rustling

For more information on audiology and hearing loss, visit www.HowsYourHearing.org.

Visit "Find an Audiologist" to locate and set up an appointment with an audiologist in your area to get your hearing tested.

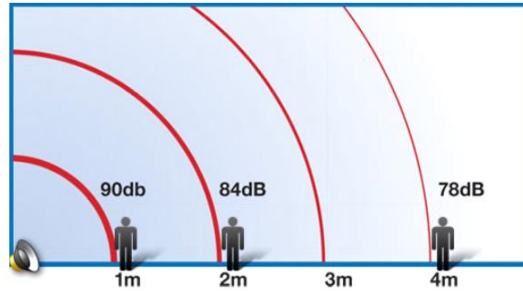
*National Institute for Occupational Safety and Health (cdc.gov/niosh).



- **Inverse Square Law of Sound**

- The inverse square law of sound states that sound intensity in a free field decreases by 6 dB (decibels) for every doubling of distance from the sound source. This is because the sound energy spreads out over a larger area. It is a physics principle that can be used to calculate the change in sound pressure level (SPL) with distance. It's useful for predicting the sound pressure levels a listener will experience when considering speaker placement and sound levels. For example, if you double the distance between a sound source and a listener, the power of the audio drops by 75%. In other words, sound **DECREASES** significantly over distance.

Example:



Findings for the initial survey – Aug 30, 2024

- Upon arriving onsite, we took measurements in a wooded area near a neighboring property owner's back fence to gauge ambient noise levels. At this time, noise measurements ranged from 45 dB (A) to 50 dB(A).
- As the music began, we were measuring about 67 dB(A) at the corner of the field.
- We walked over to the wooded fence area and measured 60 to 63 dB(A) on two instruments.
- The levels we measured at that fence-line are under the Daytime Residential Zone noise code limit of 65 dB(A)
- For reference and to see the relative volumes and hear the directivity of the speakers, we walked and measured all around the edges of the field while the music was playing. The levels ranged from 70 to 83dB(A) depending on location. (loudest within 6' of speakers)

Methodology

For the first survey, we brought an assortment of acoustical measurement devices including Smaart Live acoustic analysis software and hardware including a class 1 measurement mic, measurement grade wireless, a calibrator for the mic and software calibration. We also carry a simple handheld class 2 Galaxy Audio CM140 SPL meter. Additionally, a suite of Studio Six iPad audio measurement apps was used, and actual walkthroughs are recorded via phone showing one system or another.

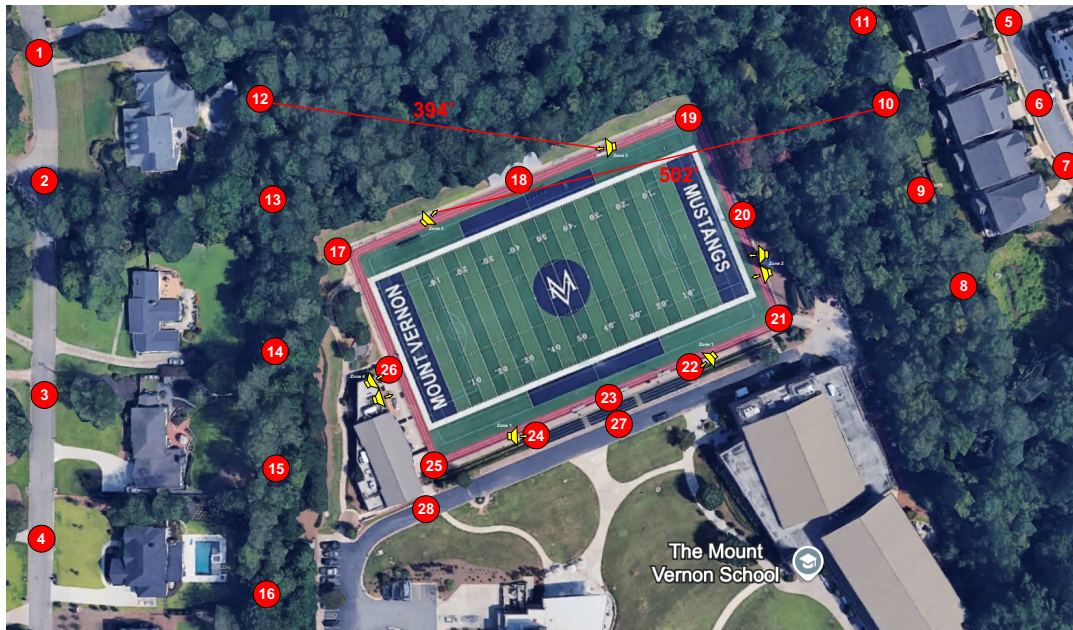
The plan was to set up, survey the area, leave a measurement mic recording at the neighbors' fence in the wood-line during the game, and continue to walk around, measure and listen. Unfortunately, storm clouds gathered and lightning struck which stops everything for 30 minutes. Ultimately the game was called, we struck our gear and went home without some of the intended measurements. However, we did cover the field, the woods, both bleachers with music playing while we waited for the weather to clear. The music and some announcing were going on at maximum game volume levels. Our measurements don't include crowd loudness because they were sent to find shelter.

Findings for the 2nd survey – Nov 1, 2024

- 26 locations were chosen to take measurements from with 2 additional locations measured during the game. (see map below)
- 30-second measurements were taken starting at 2 pm with music and occasional announcements playing from the sound system at maximum game volume levels
- Beginning at game time, 30-second measurements were taken with crowd noise, players on field, music and announcer on sound system at maximum game volume levels

Methodology

For the second survey, a REED R8080 data-logging calibrated SPL meter was added along with data-logging audio analysis software and pictures were taken at each measurement point shown on the map as shown in the map and graphs below:



Pre Game Measurements

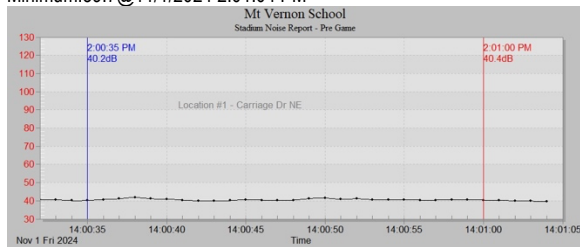
Location 1 – 599 Carriage Dr. NE

Start Time:11/1/2024 2:00:32 PM

Avg.:40.5 dBA

Maximum:41.8@11/1/2024 2:00:38 PM

Minimum:39.7@11/1/2024 2:01:04 PM



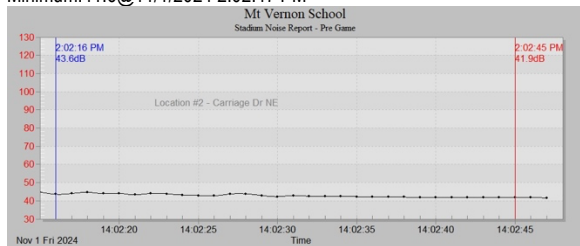
Location 2 – 579 Carriage Dr. NE

Start Time:11/1/2024 2:02:15 PM

Avg.:42.8 dBA

Maximum:44.8@11/1/2024 2:02:15 PM

Minimum:41.6@11/1/2024 2:02:47 PM



During Game Measurements

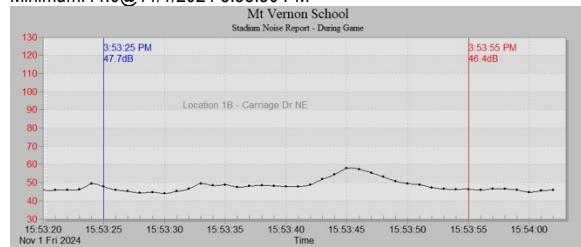
Location 1B – 599 Carriage Dr. NE

Start Time:11/1/2024 3:53:20 PM

Avg.:48.1 dBA

Maximum:57.8@11/1/2024 3:53:45 PM

Minimum:44.0@11/1/2024 3:53:30 PM



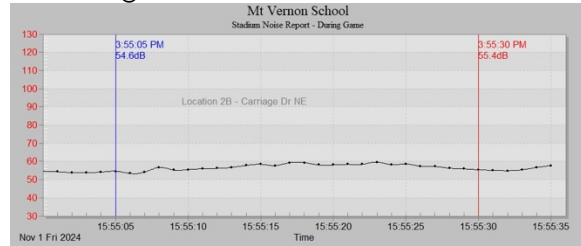
Location 2B – 579 Carriage Dr. NE

Start Time:11/1/2024 3:55:00 PM

Avg.:56.5 dBA

Maximum:59.6@11/1/2024 3:55:23 PM

Minimum:53.4@11/1/2024 3:55:06 PM



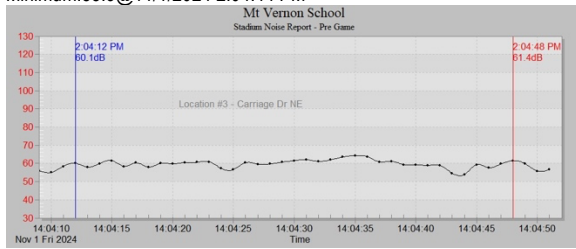
Location 3 – 565 Carriage Dr. NE

Start Time:11/1/2024 2:04:09 PM

Avg.:59.5 dBA

Maximum:64.3@11/1/2024 2:04:35 PM

Minimum:53.9@11/1/2024 2:04:44 PM

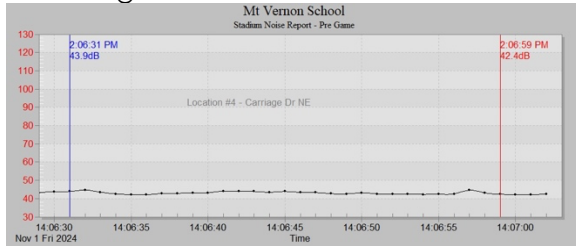
**Location 4 – 555 Carriage Dr. NE**

Start Time:11/1/2024 2:06:29 PM

Avg.:43.1 dBA

Maximum:44.7@11/1/2024 2:06:32 PM

Minimum:42.1@11/1/2024 2:06:35 PM

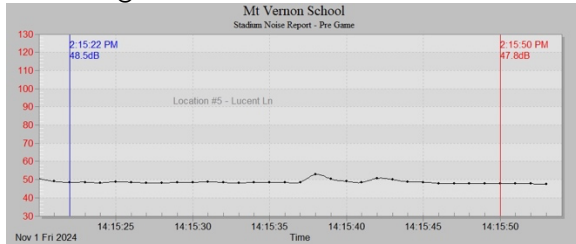
**Location 5 – 6406 Lucent Ln.**

Start Time:11/1/2024 2:15:20 PM

Avg.:48.7 dBA

Maximum:52.8@11/1/2024 2:15:38 PM

Minimum:47.5@11/1/2024 2:15:53 PM

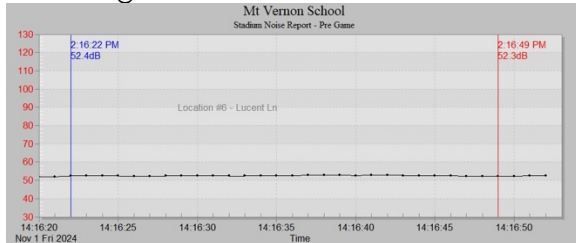
**Location 6 – 6398 Lucent Ln.**

Start Time:11/1/2024 2:16:20 PM

Avg.:52.5 dBA

Maximum:52.9@11/1/2024 2:16:37 PM

Minimum:51.9@11/1/2024 2:16:20 PM

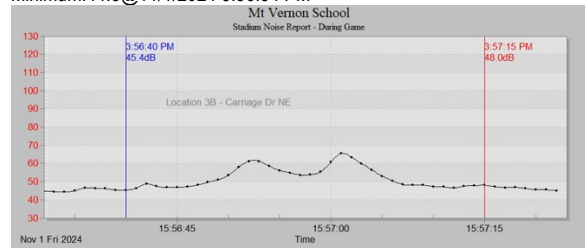
**Location 3B – 565 Carriage Dr. NE**

Start Time:11/1/2024 3:56:32 PM

Avg.:50.3 dBA

Maximum:65.5@11/1/2024 3:57:01 PM

Minimum:44.3@11/1/2024 3:56:34 PM

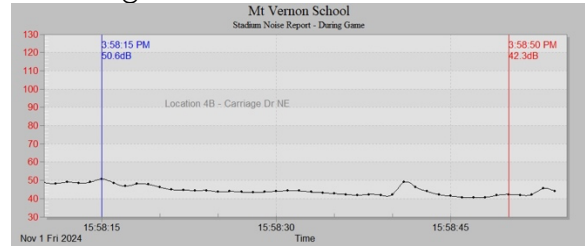
**Location 4B – 555 Carriage Dr. NE**

Start Time:11/1/2024 3:58:10 PM

Avg.:44.5 dBA

Maximum:50.6@11/1/2024 3:58:15 PM

Minimum:40.7@11/1/2024 3:58:46 PM

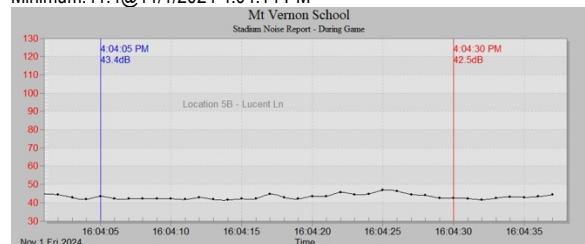
**Location 5B – 6406 Lucent Ln.**

Start Time:11/1/2024 4:04:01 PM

Avg.:43.1 dBA

Maximum:46.8@11/1/2024 4:04:25 PM

Minimum:41.4@11/1/2024 4:04:14 PM

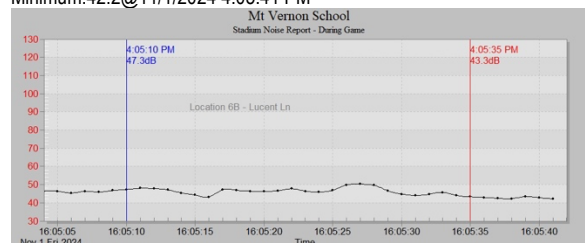
**Location 6B – 6398 Lucent Ln.**

Start Time:11/1/2024 4:05:04 PM

Avg.:45.8 dBA

Maximum:50.2@11/1/2024 4:05:27 PM

Minimum:42.2@11/1/2024 4:05:41 PM



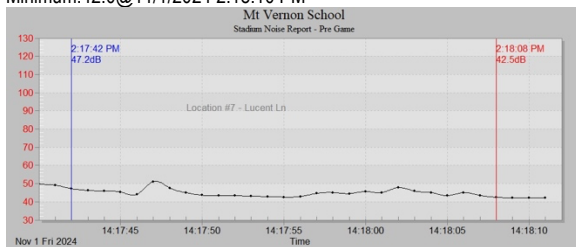
Location 7 – 6390 Lucent Ln.

Start Time:11/1/2024 2:17:40 PM

Avg.:44.9 dBA

Maximum:51.1@11/1/2024 2:17:47 PM

Minimum:42.0@11/1/2024 2:18:10 PM

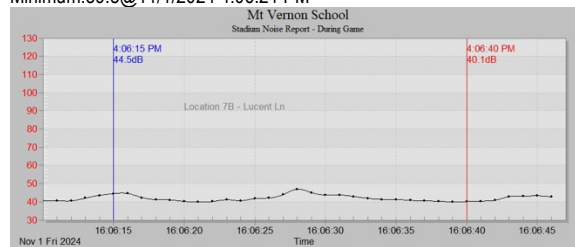
**Location 7B – 6390 Lucent Ln.**

Start Time:11/1/2024 4:06:10 PM

Avg.:41.9 dBA

Maximum:46.9@11/1/2024 4:06:28 PM

Minimum:39.8@11/1/2024 4:06:21 PM

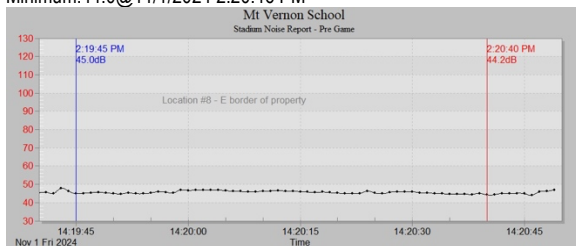
**Location 8 – E border of MV property**

Start Time:11/1/2024 2:19:40 PM

Avg.:45.6 dBA

Maximum:47.9@11/1/2024 2:19:43 PM

Minimum:44.0@11/1/2024 2:20:46 PM

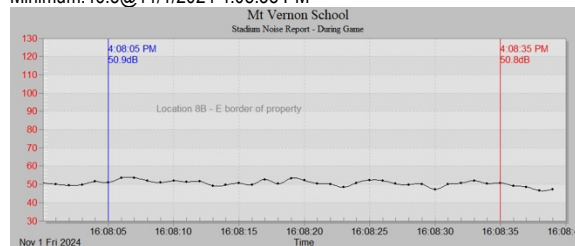
**Location 8B – E border of MV property**

Start Time:11/1/2024 4:08:00 PM

Avg.:50.5 dBA

Maximum:53.6@11/1/2024 4:08:07 PM

Minimum:46.5@11/1/2024 4:08:38 PM

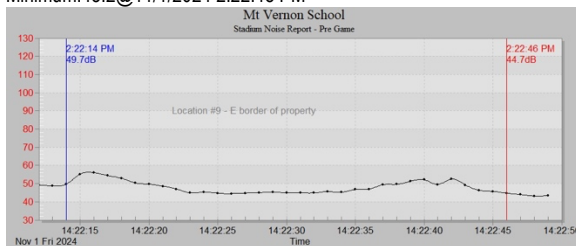
**Location 9 – E border of MV property**

Start Time:11/1/2024 2:22:12 PM

Avg.:47.8 dBA

Maximum:56.0@11/1/2024 2:22:16 PM

Minimum:43.2@11/1/2024 2:22:48 PM

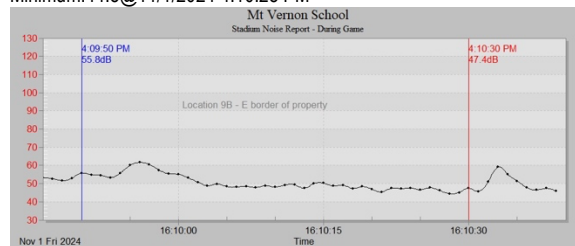
**Location 9B – E border of MV property**

Start Time:11/1/2024 4:09:46 PM

Avg.:50.5 dBA

Maximum:61.6@11/1/2024 4:09:56 PM

Minimum:44.5@11/1/2024 4:10:28 PM

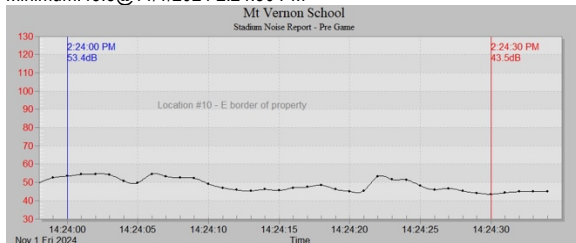
**Location 10 – E border of MV property**

Start Time:11/1/2024 2:23:58 PM

Avg.:48.6 dBA

Maximum:54.6@11/1/2024 2:24:02 PM

Minimum:43.5@11/1/2024 2:24:30 PM

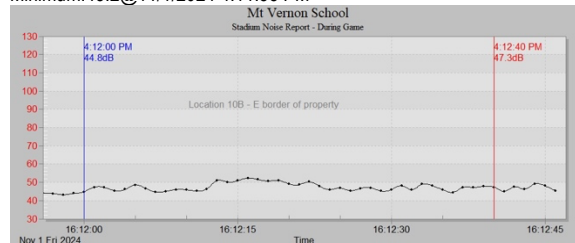
**Location 10B – E border of MV property**

Start Time:11/1/2024 4:11:56 PM

Avg.:47.1 dBA

Maximum:52.3@11/1/2024 4:12:16 PM

Minimum:43.2@11/1/2024 4:11:58 PM



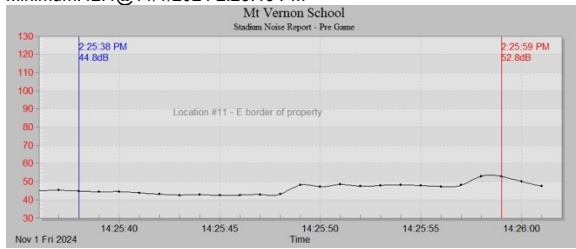
Location 11 – E border of MV property

Start Time:11/1/2024 2:25:36 PM

Avg.:46.2 dBA

Maximum:52.9@11/1/2024 2:25:58 PM

Minimum:42.4@11/1/2024 2:25:45 PM

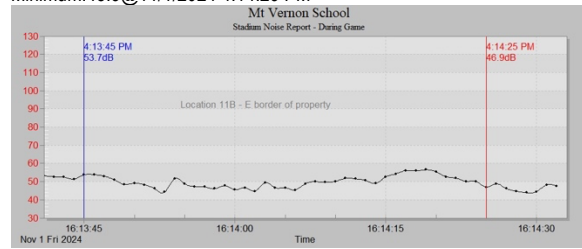
**Location 11B – E border of MV property**

Start Time:11/1/2024 4:13:41 PM

Avg.:49.6 dBA

Maximum:56.5@11/1/2024 4:14:19 PM

Minimum:43.9@11/1/2024 4:14:29 PM

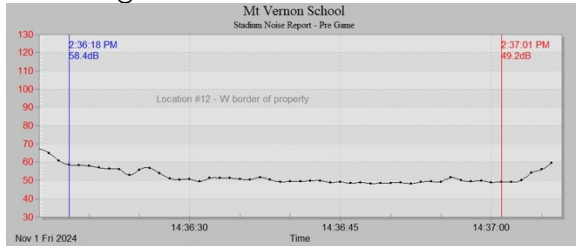
**Location 12 – W border of MV property**

Start Time:11/1/2024 2:36:15 PM

Avg.:52.2 dBA

Maximum:67.1@11/1/2024 2:36:15 PM

Minimum:48.2@11/1/2024 2:36:48 PM

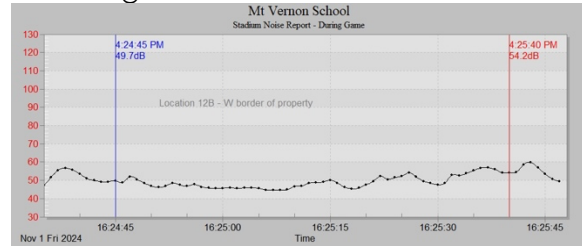
**Location 12B – W border of MV property**

Start Time:11/1/2024 4:24:35 PM

Avg.:49.9 dBA

Maximum:59.7@11/1/2024 4:25:43 PM

Minimum:44.7@11/1/2024 4:25:06 PM

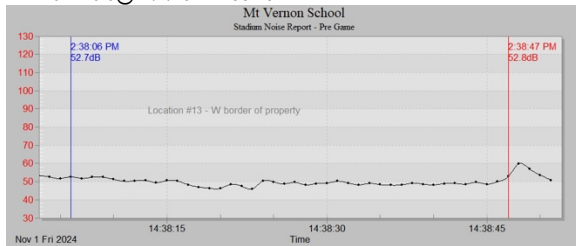
**Location 13 – W border of MV property**

Start Time:11/1/2024 2:38:03 PM

Avg.:50.0 dBA

Maximum:59.8@11/1/2024 2:38:48 PM

Minimum:46.0@11/1/2024 2:38:23 PM

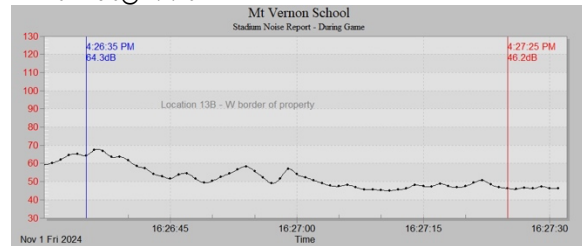
**Location 13B – W border of MV property**

Start Time:11/1/2024 4:26:30 PM

Avg.:52.3 dBA

Maximum:67.3@11/1/2024 4:26:36 PM

Minimum:45.0@11/1/2024 4:27:11 PM

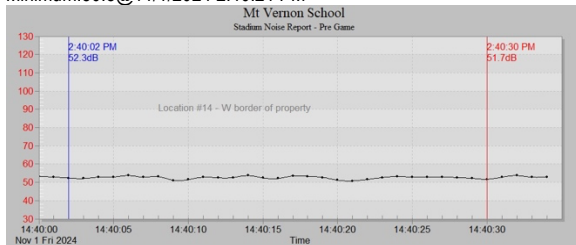
**Location 14 – W border of MV property**

Start Time:11/1/2024 2:40:00 PM

Avg.:52.6 dBA

Maximum:53.7@11/1/2024 2:40:06 PM

Minimum:50.8@11/1/2024 2:40:21 PM

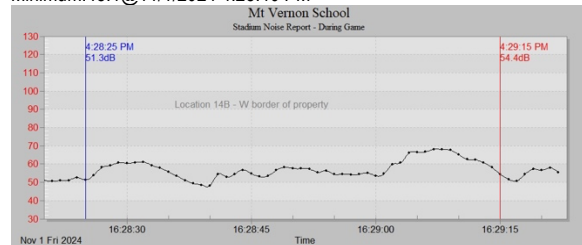
**Location 14B – W border of MV property**

Start Time:11/1/2024 4:28:20 PM

Avg.:56.8 dBA

Maximum:68.1@11/1/2024 4:29:07 PM

Minimum:48.1@11/1/2024 4:28:40 PM



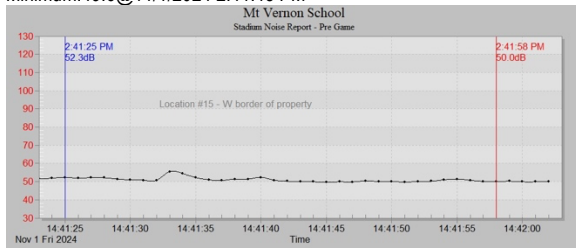
Location 15 – W border of MV property

Start Time:11/1/2024 2:41:23 PM

Avg.:51.0 dBA

Maximum:55.5@11/1/2024 2:41:33 PM

Minimum:49.6@11/1/2024 2:41:45 PM

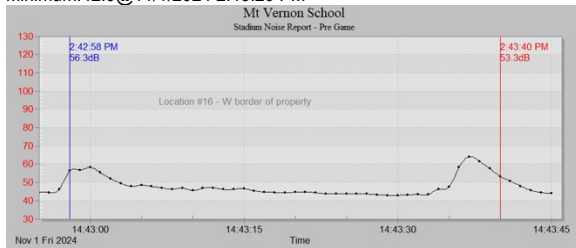
**Location 16 – W border of MV property**

Start Time:11/1/2024 2:42:55 PM

Avg.:47.7 dBA

Maximum:64.0@11/1/2024 2:43:37 PM

Minimum:42.9@11/1/2024 2:43:29 PM

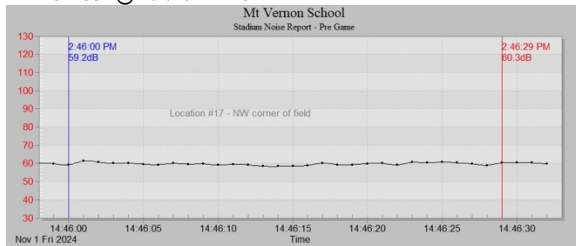
**Location 17 – NW corner of field**

Start Time:11/1/2024 2:45:58 PM

Avg.:59.8 dBA

Maximum:61.4@11/1/2024 2:46:01 PM

Minimum:58.4@11/1/2024 2:46:14 PM

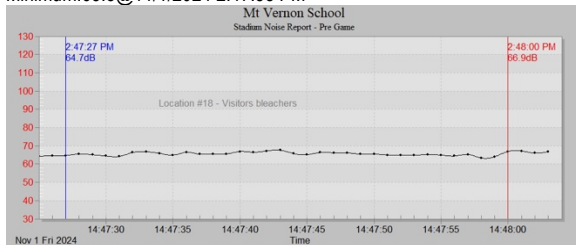
**Location 18 – Visitor bleachers**

Start Time:11/1/2024 2:47:25 PM

Avg.:65.6 dBA

Maximum:67.6@11/1/2024 2:47:43 PM

Minimum:63.3@11/1/2024 2:47:58 PM

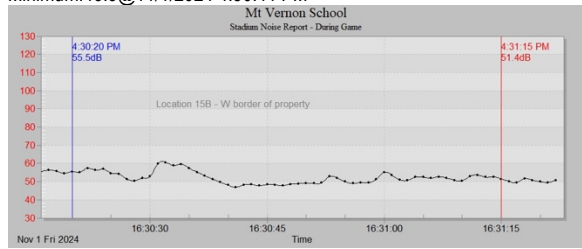
**Location 15B – W border of MV property**

Start Time:11/1/2024 4:30:16 PM

Avg.:52.1 dBA

Maximum:60.5@11/1/2024 4:30:32 PM

Minimum:46.9@11/1/2024 4:30:41 PM

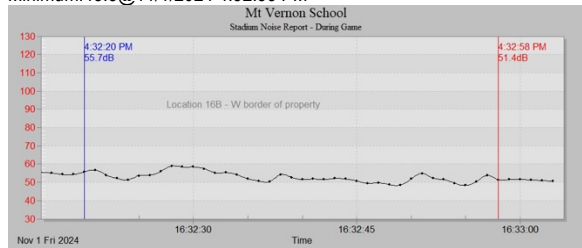
**Location 16B – W border of MV property**

Start Time:11/1/2024 4:32:16 PM

Avg.:52.8 dBA

Maximum:58.9@11/1/2024 4:32:28 PM

Minimum:48.3@11/1/2024 4:32:55 PM

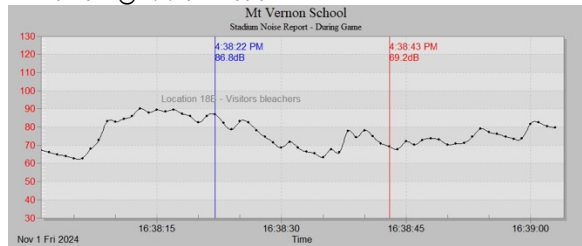
**Location 17B – NW corner of field**

Start Time:11/1/2024 4:36:17 PM

Avg.:56.1 dBA

Maximum:67.9@11/1/2024 4:36:56 PM

Minimum:51.4@11/1/2024 4:36:34 PM

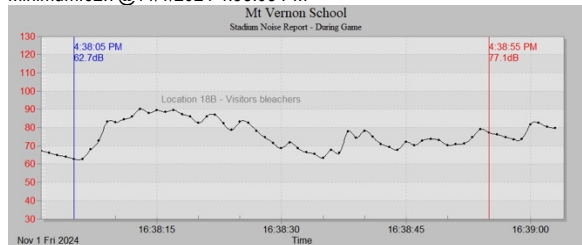
**Location 18B – Visitor bleachers**

Start Time:11/1/2024 4:38:01 PM

Avg.:75.7 dBA

Maximum:90.1@11/1/2024 4:38:13 PM

Minimum:62.7@11/1/2024 4:38:05 PM



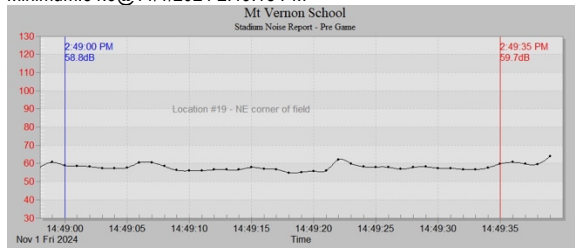
Location 19 – NE corner of field

Start Time:11/1/2024 2:48:58 PM

Avg.:58.0 dBA

Maximum:63.9@11/1/2024 2:49:39 PM

Minimum:54.9@11/1/2024 2:49:18 PM

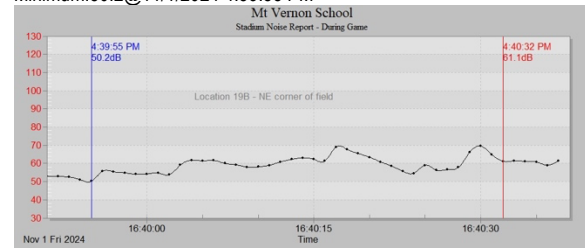
**Location 19B – NE corner of field**

Start Time:11/1/2024 4:39:51 PM

Avg.:59.1 dBA

Maximum:69.5@11/1/2024 4:40:30 PM

Minimum:50.2@11/1/2024 4:39:55 PM

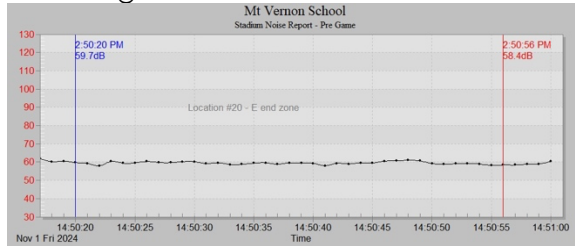
**Location 20 – East end zone**

Start Time:11/1/2024 2:50:17 PM

Avg.:59.5 dBA

Maximum:61.9@11/1/2024 2:50:17 PM

Minimum:57.9@11/1/2024 2:50:22 PM

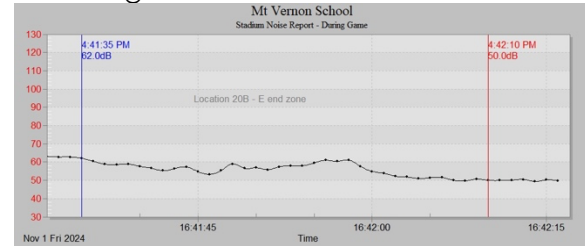
**Location 20B – East end zone**

Start Time:11/1/2024 4:41:32 PM

Avg.:55.6 dBA

Maximum:63.1@11/1/2024 4:41:32 PM

Minimum:49.4@11/1/2024 4:42:14 PM

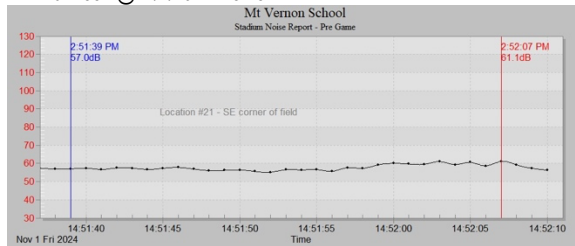
**Location 21 – SE corner of field**

Start Time:11/1/2024 2:51:37 PM

Avg.:57.7 dBA

Maximum:61.1@11/1/2024 2:52:07 PM

Minimum:55.1@11/1/2024 2:51:52 PM

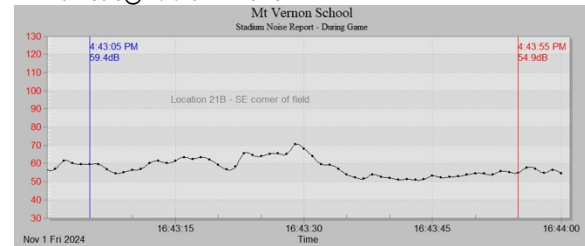
**Location 21B – SE corner of field**

Start Time:11/1/2024 4:43:00 PM

Avg.:57.7 dBA

Maximum:70.4@11/1/2024 4:43:29 PM

Minimum:50.9@11/1/2024 4:43:43 PM

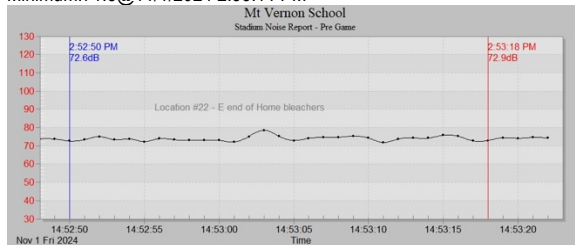
**Location 22 – E end of Home bleachers**

Start Time:11/1/2024 2:52:48 PM

Avg.:74.0 dBA

Maximum:78.5@11/1/2024 2:53:03 PM

Minimum:71.8@11/1/2024 2:53:11 PM

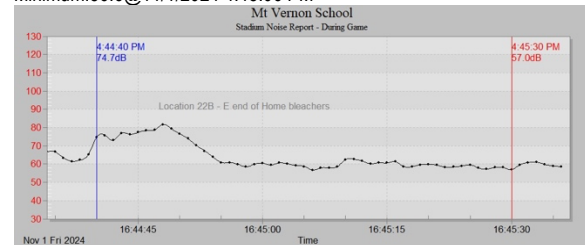
**Location 22B – E end of Home bleachers**

Start Time:11/1/2024 4:44:34 PM

Avg.:63.6 dBA

Maximum:81.6@11/1/2024 4:44:48 PM

Minimum:56.6@11/1/2024 4:45:06 PM



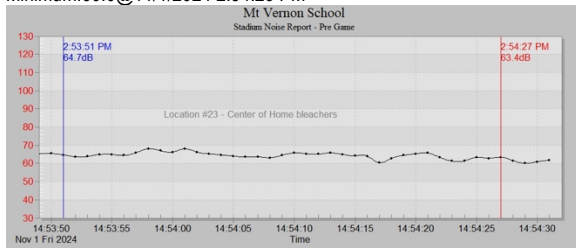
Location 23 – Center of Home bleachers

Start Time:11/1/2024 2:53:49 PM

Avg.:64.2 dBA

Maximum:68.0@11/1/2024 2:53:58 PM

Minimum:60.0@11/1/2024 2:54:29 PM

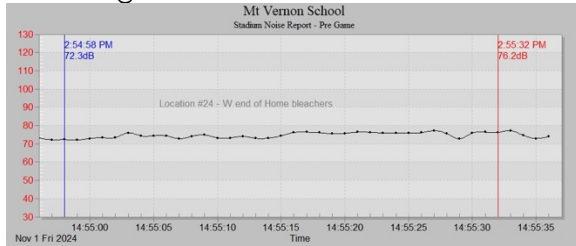
**Location 24 – W end of Home bleachers**

Start Time:11/1/2024 2:54:56 PM

Avg.:74.6 dBA

Maximum:77.1@11/1/2024 2:55:27 PM

Minimum:72.0@11/1/2024 2:54:59 PM

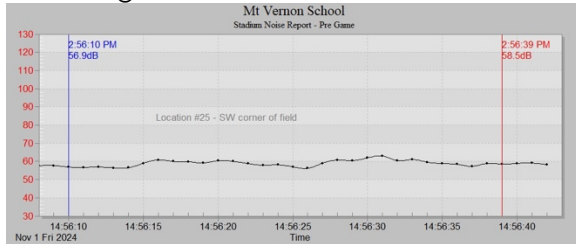
**Location 25 – SW corner of field**

Start Time:11/1/2024 2:56:08 PM

Avg.:58.9 dBA

Maximum:63.0@11/1/2024 2:56:31 PM

Minimum:56.2@11/1/2024 2:56:26 PM

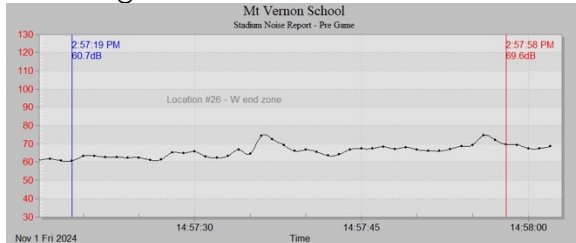
**Location 26 – West end zone**

Start Time:11/1/2024 2:57:16 PM

Avg.:65.9 dBA

Maximum:74.6@11/1/2024 2:57:56 PM

Minimum:60.7@11/1/2024 2:57:18 PM

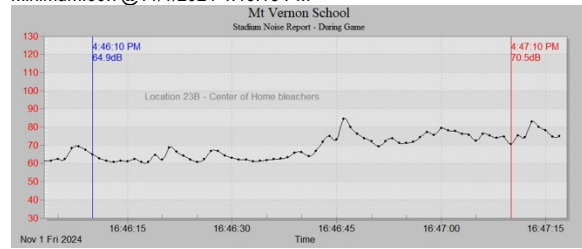
**Location 23B – Center of Home bleachers**

Start Time:11/1/2024 4:46:03 PM

Avg.:68.9 dBA

Maximum:84.3@11/1/2024 4:46:46 PM

Minimum:60.7@11/1/2024 4:46:13 PM

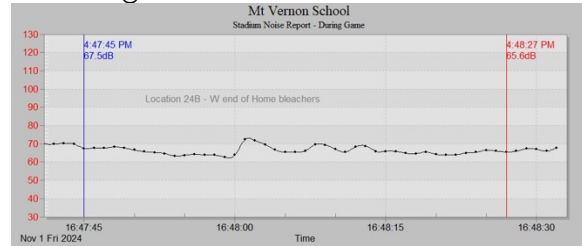
**Location 24B – W end of Home bleachers**

Start Time:11/1/2024 4:47:41 PM

Avg.:66.5 dBA

Maximum:72.3@11/1/2024 4:48:01 PM

Minimum:62.7@11/1/2024 4:47:59 PM

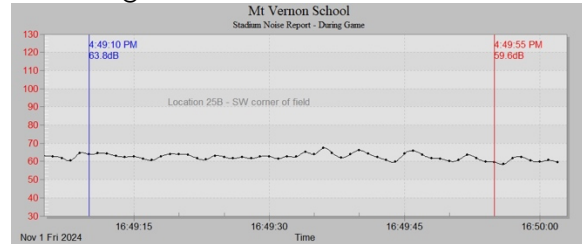
**Location 25B – SW corner of field**

Start Time:11/1/2024 4:49:05 PM

Avg.:62.4 dBA

Maximum:67.3@11/1/2024 4:49:36 PM

Minimum:58.4@11/1/2024 4:49:56 PM

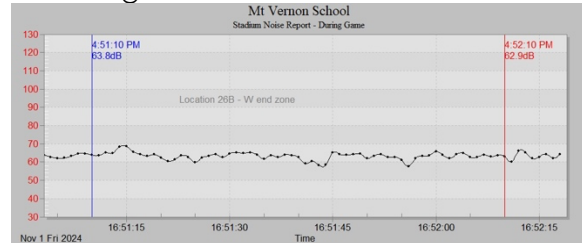
**Location 26B – West end zone**

Start Time:11/1/2024 4:51:03 PM

Avg.:63.2 dBA

Maximum:68.5@11/1/2024 4:51:15 PM

Minimum:57.7@11/1/2024 4:51:56 PM



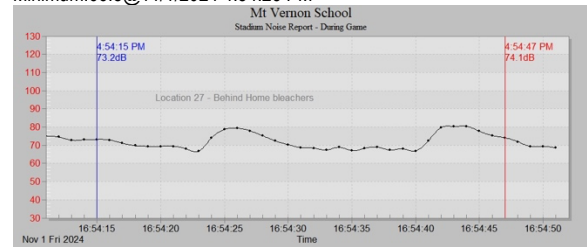
Location 27B – Behind Home bleachers

Start Time:11/1/2024 4:54:11 PM

Avg.:72.0 dBA

Maximum:80.4@11/1/2024 4:54:44 PM

Minimum:66.8@11/1/2024 4:54:23 PM



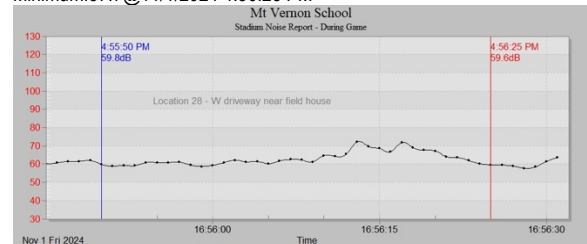
Location 28B – W driveway near field house

Start Time:11/1/2024 4:55:45 PM

Avg.:62.4 dBA

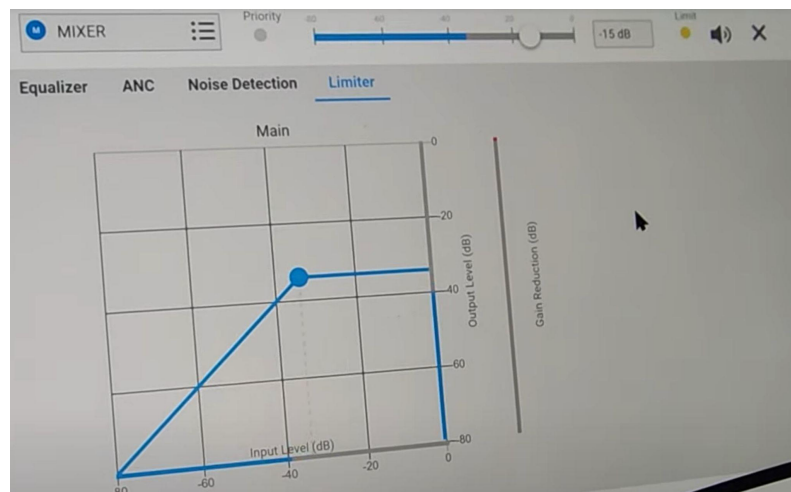
Maximum:72.2@11/1/2024 4:56:13 PM

Minimum:57.7@11/1/2024 4:56:28 PM



Recommendations & Actions

- Due to the low mounting of the PA horns, they are aimed shooting across the bleachers and off the end zones of the field. The speakers themselves are highly directional in that they put most of their sound out where the speaker is aiming.
- It is recommended that you elevate the speakers so they can be higher and aiming down onto the heads of the fans from above and to the side or above and behind. This would require installing poles sufficient to do this or if you do install light towers, the speakers could likely be relocated there with a large reduction in the amount of sound reaching the neighbors. The bleachers should be “painted” with sound from above.
- Possibly adjust the volume lower in the “Visitor bleacher Zone”
- Set “Limiters” in the amplifier & processor (Atlas Atmosphere series) which will keep the system from exceeding the volume as measured during our surveys. If someone tries to push it too far, it will start to sound bad as it “Limits” excessively. We don’t anticipate this happening as the system is not normally adjusted by anyone and access to the processor & amplifier are only accessible to the engineers of the systems integrator.



**Traffic Impact Study
for Proposed Improvements to Football Field**

**TRAFFIC IMPACT STUDY
FOR
PROPOSED IMPROVEMENTS TO FOOTBALL FIELD
(ADDITION OF STADIUM LIGHTS TO RON HILL FIELD)
AT MOUNT VERNON SCHOOL**

CITY OF SANDY SPRINGS, GEORGIA



Prepared for:

***The Mount Vernon School
510 Mount Vernon Highway
Atlanta, GA 30328***

Prepared By:



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November 15, 2024
A & R Project # 24-197

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact study for the proposed improvements to the football field at Mount Vernon School in Sandy Springs, Georgia. The existing football field lacks stadium lights, which means that games and practice sessions are required to be held in the afternoon hours, as opposed to in the evening during the fall and winter months when the sun sets earlier. Mount Vernon School intends to add LED lights to the football field, which will allow for games there to be held later in the evening, including after sunset. The field is used for a variety of sports such as soccer and lacrosse, although football games in the fall typically draw the biggest crowds. No new access driveways for the school or the football field will be proposed as a part of this project.



The afternoon dismissal peak hour (between 2-4 PM) and PM peak hour (between 4-6 PM) have been analysed in this study. An additional evening peak hour (between 6-10 PM) was included as part of the “Build” condition analysis. This study includes the evaluation of traffic operations at the intersections of:

1. Mount Vernon Highway at the Mount Vernon School Driveway
2. Glenridge Drive at Misty Creek Church Driveway / First Baptist Church Driveway
3. Mount Vernon Highway at Mount Vernon School Lower Campus Driveway
4. Mount Vernon Highway at Misty Creek Church Secondary Driveway
5. Mount Vernon Highway at Glenridge Drive (only PM peak hour)
6. Mount Vernon Highway at Vernon Woods Drive (only PM peak hour)

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

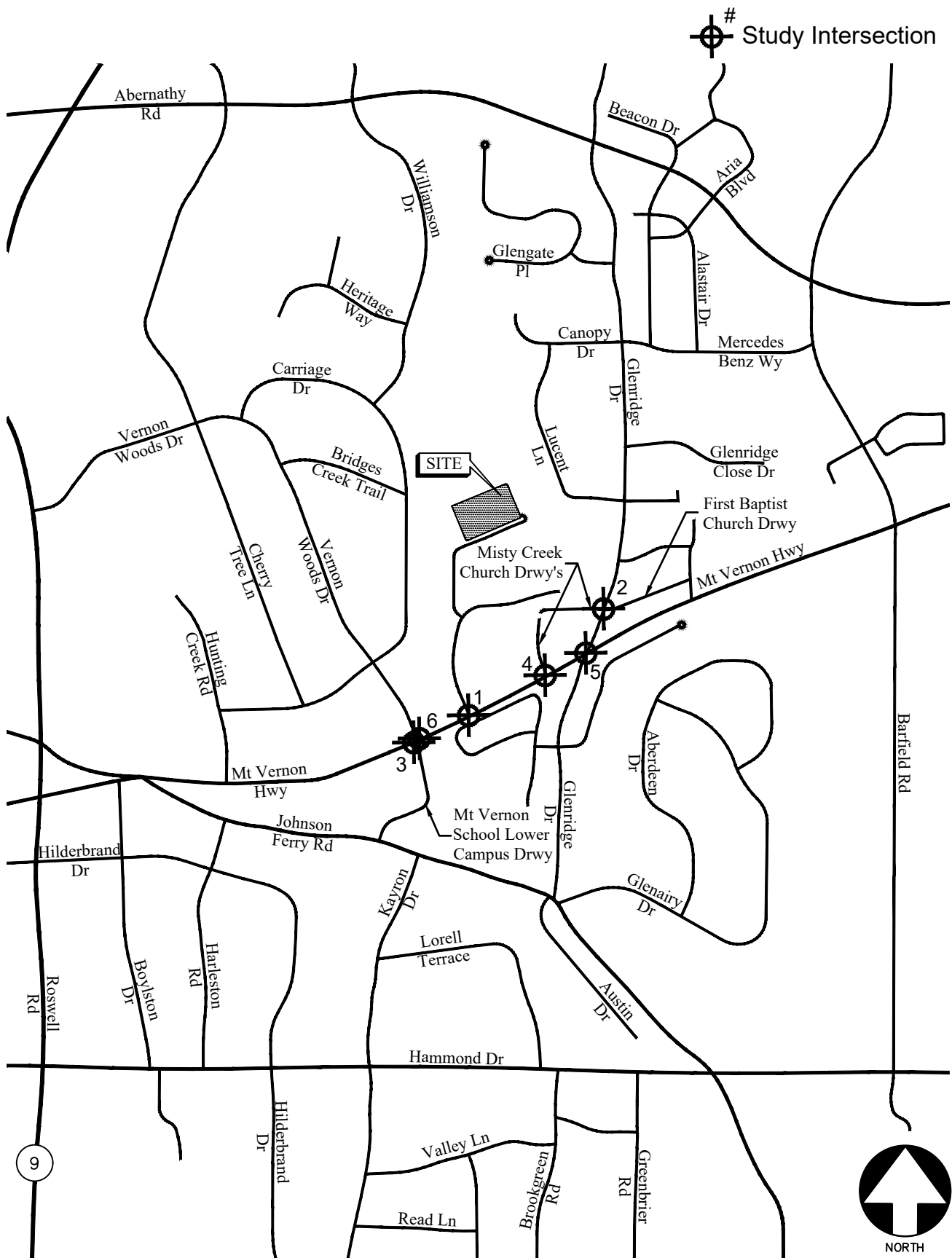


FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Mount Vernon Highway

Mount Vernon Highway is an east-west, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 121-5658) indicate that the daily traffic volume on Mount Vernon Highway in 2023 was 11,300 vehicles per day to the west of Glenridge Drive. GDOT classifies Mount Vernon Highway as an urban major collector roadway.

2.1.2 Glenridge Drive

Glenridge Drive is a north-south, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 121-5647) indicate that the daily traffic volume on Glenridge Drive in 2023 was 11,900 vehicles per day to the south of Mount Vernon Highway. GDOT classifies Glenridge Drive as an urban major collector roadway.

2.1.3 Vernon Woods Drive

Vernon Woods Drive is a two-lane residential roadway with a speed limit of 25 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designated as “F” regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from “A” through “F”. Level of service “A” indicates excellent operations with little delay to motorists, while level of service “F” exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long total delays.

TABLE 1 — LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c ≥ 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 — LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 EXISTING 2024 TRAFFIC ANALYSIS

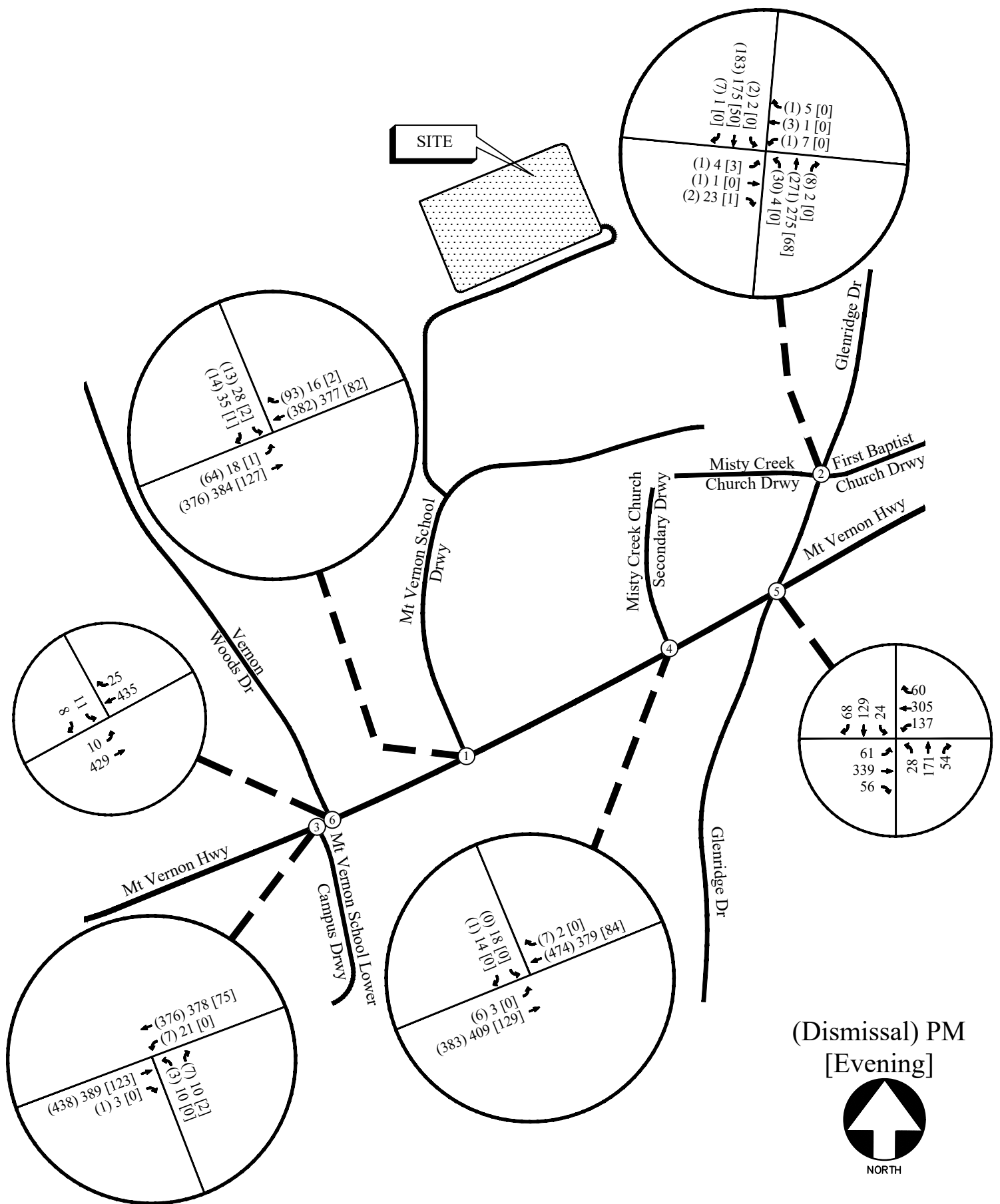
4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

1. Mount Vernon Highway at the Mount Vernon School Driveway
2. Glenridge Drive at Misty Creek Church Driveway / First Baptist Church Driveway
3. Mount Vernon Highway at Mount Vernon School Lower Campus Driveway
4. Mount Vernon Highway at Misty Creek Church Secondary Driveway
5. Mount Vernon Highway at Glenridge Drive (only PM peak hour)
6. Mount Vernon Highway at Vernon Woods Drive (only PM peak hour)

Turning movement counts were collected from 1:00 - 10:00 PM on Friday, November 1, 2024, at the intersection of Mount Vernon Highway and the Mount Vernon School Driveway. Turning movement counts were also collected from 1:00 - 10:00 PM on Friday, November 1, 2024, at intersections 2, 3, and 4, as the driveways at these intersections provide access to additional parking lots that are used whenever football games are held. For additional analysis, turning movement counts were also collected from 4:00 - 7:00 PM on Friday, November 1, 2024, at intersections 5 and 6.

All turning movement counts for intersections 1-4 were recorded during the afternoon dismissal peak hour and the PM peak hour between 2:00 - 4:00 PM and 4:00 PM - 6:00 PM, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3. *Note: An additional evening peak hour (between 6-10 PM) was included as part of the "Build" condition analysis.*

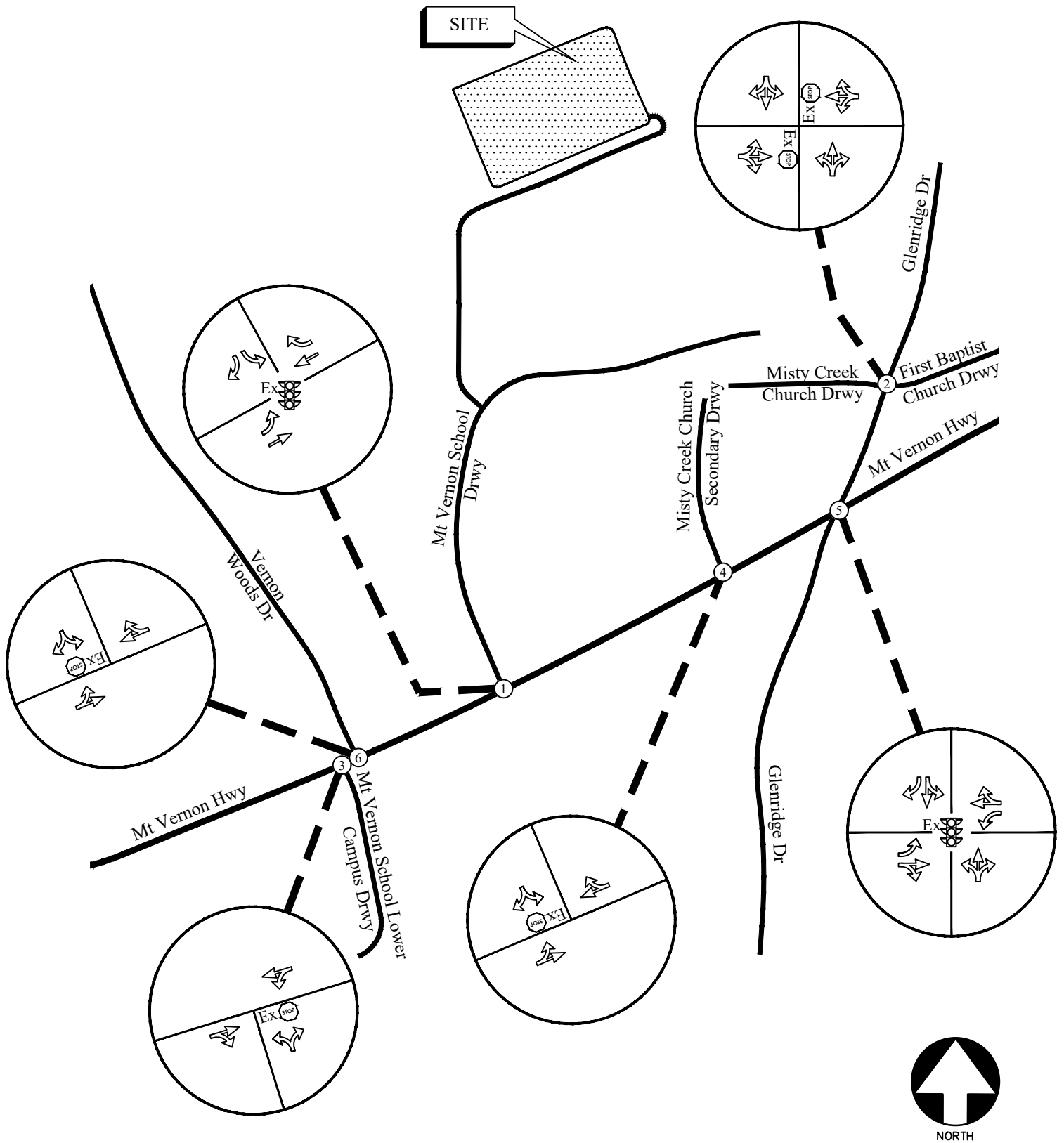


EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2
A&R Engineering Inc.

LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry
- Ex  Existing Traffic Signal



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing 2024 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analysis are shown in Table 3.

TABLE 3 — EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			Afternoon Dismissal Peak	PM Peak
1	<u>Mount Vernon Highway @ Mount Vernon School Driveway</u> -Eastbound Approach -Westbound Approach -Southbound Approach	Signalized	<u>A (3.6)</u> A (1.7) A (4.2) D (50.4)	<u>A (4.4)</u> A (1.9) A (3.9) D (48.1)
2	<u>Glenridge Drive @ Misty Creek Church Driveway / First Baptist Church Driveway</u> -Eastbound Approach -Westbound Approach -Northbound Left -Southbound Left	Stop Controlled on EB and WB Approaches	B (11.7) B (13.2) A (7.7) A (7.9)	B (10.3) B (12.4) A (7.6) A (7.9)
3	<u>Mount Vernon Highway @ Mount Vernon School Lower Campus Driveway</u> -Westbound Left -Northbound Approach	Stop Controlled on NB Approach	A (8.4) B (13.4)	A (8.2) B (14.1)
4	<u>Mount Vernon Highway @ Misty Creek Church Secondary Driveway</u> -Eastbound Left -Southbound Approach	Stop Controlled on SB Approach	A (8.5) B (11.7)	A (8.2) B (14.6)
5	<u>Mount Vernon Highway @ Glenridge Drive</u> -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	-	<u>B (15.8)</u> A (1.8) A (8.9) D (38.4) C (32.9)
6	<u>Mount Vernon Highway @ Vernon Woods Drive</u> -Eastbound Left -Southbound Approach	Stop Controlled on SB Approach	-	A (8.4) C (15.8)

The results of the existing traffic operations analysis indicate that the signalized study intersections (intersections 1 and 5) are operating at an overall level of service “B” or better with peak hour traffic. The stop-controlled approaches at the unsignalized study intersections are operating at a level of service “C” or better during peak traffic hours.

5.0 PROPOSED DEVELOPMENT

Mount Vernon School intends to add LED lights to Ron Hill Field, which will allow for games there to be held later in the evening, including after sunset. The field is used for a variety of sports such as soccer and lacrosse, although football games in the fall typically draw the biggest crowds. No new access driveways for the school or the football field will be proposed as a part of this project.



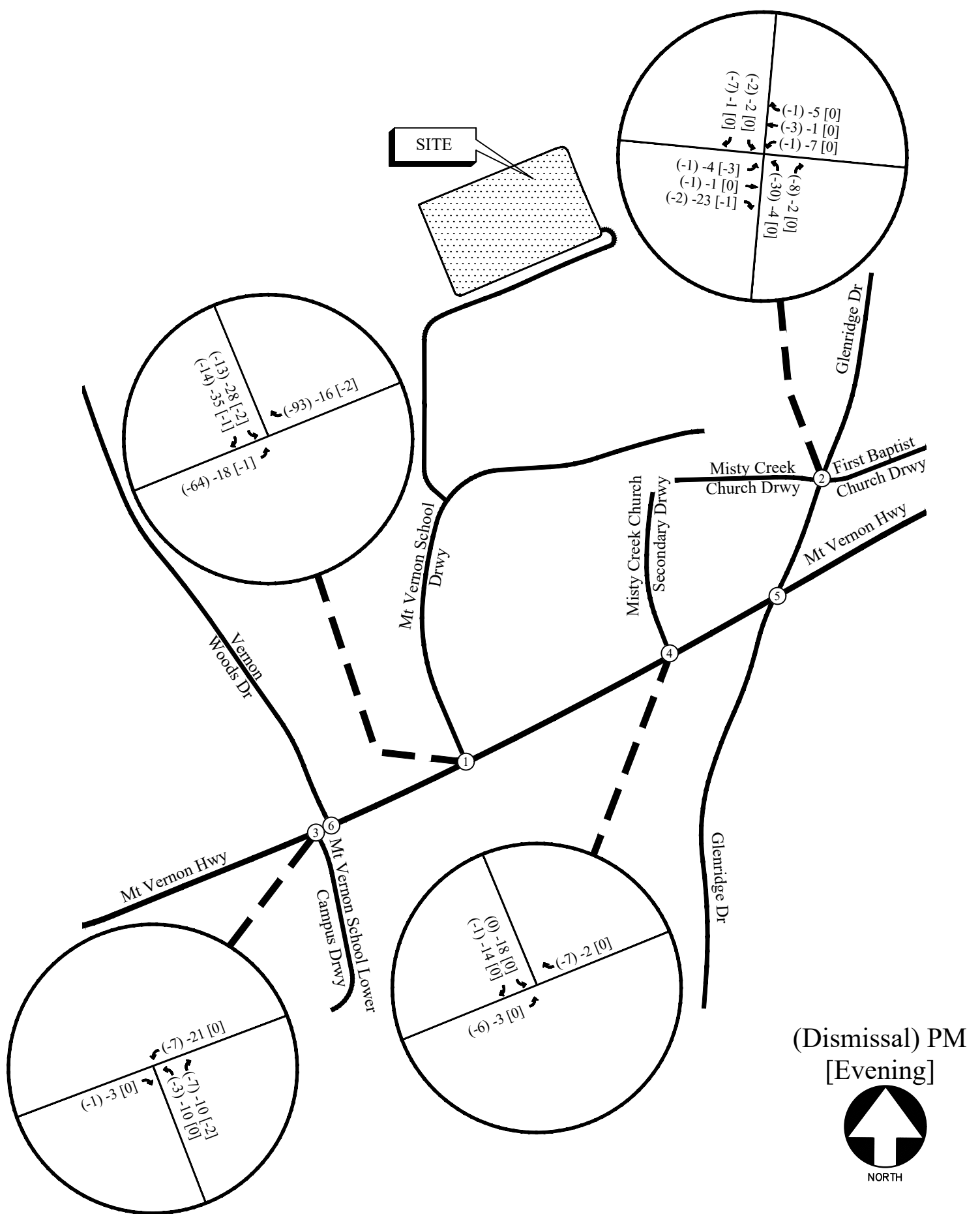
5.1 Trip Generation

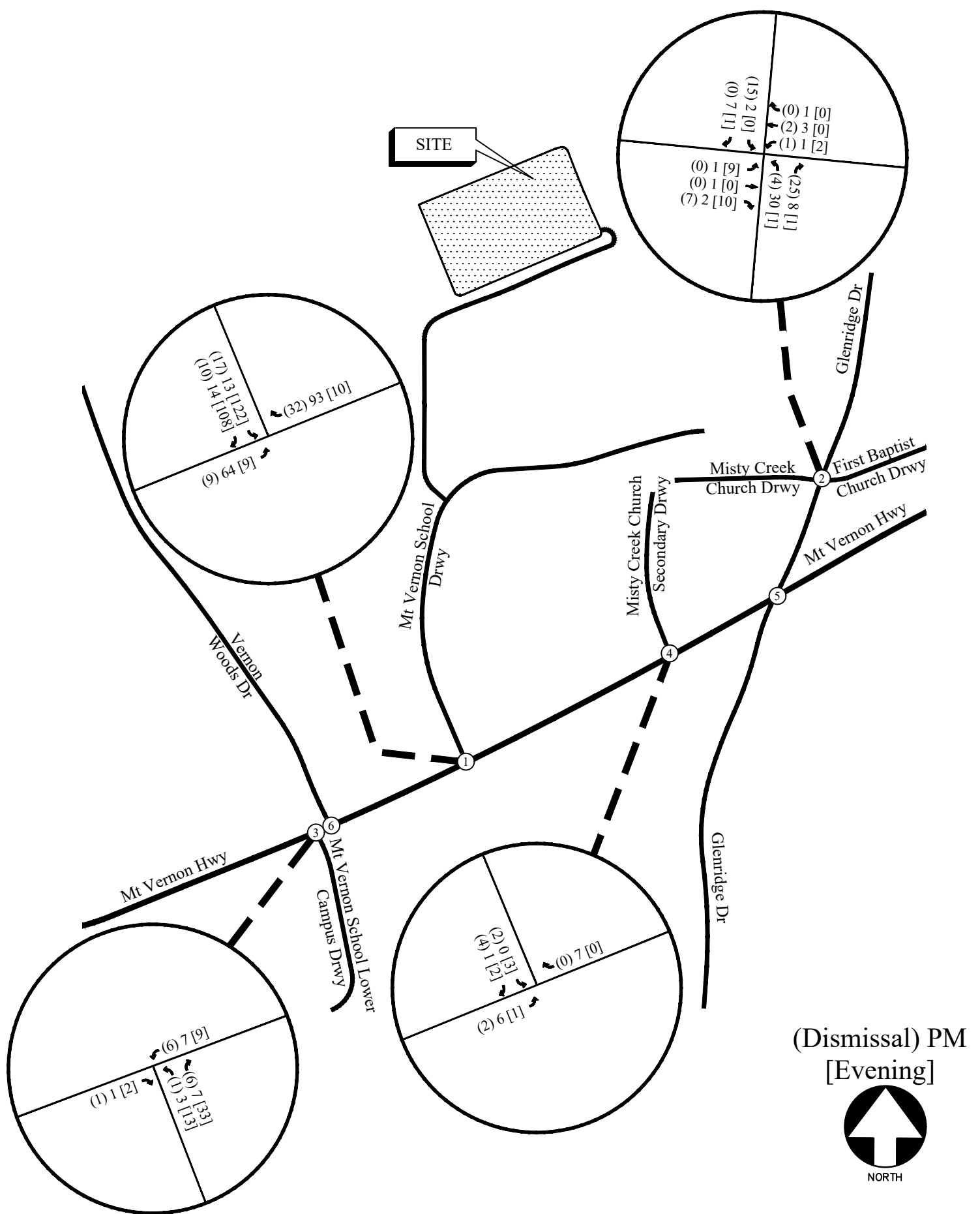
To evaluate how traffic operations may be affected in the study area, traffic data will be collected at the school to determine the trip volumes generated by its football games. Mount Vernon School is accessed by a driveway on Mount Vernon Highway. The driveway consists of two entering lanes and two exiting lanes, and its intersection with Mount Vernon Highway is controlled by a traffic signal. As football games draw bigger crowds than other sporting events at the Mount Vernon School, traffic at the school's only entrance increases in the hours preceding and following such games.

Turning movement counts were collected at the driveway entrance from 1:00 - 10:00 PM on Friday November 1, 2024, which is when the final home game for the Mount Vernon School football team was played. Although the game start time was 3:45 PM, there was a notable increase in entering traffic at the school beginning up to one hour in advance. Although there are currently no definitive kick-off times for football games at Ron Hill Field following the addition of lights, it is assumed that the future starting times may range between 5:30 PM – 7:30 PM. For the future "Build" condition analysis, an assumed kick-off time of 5:45 PM was used, as the buildup of entering traffic at the school and nearby parking lots can therefore be expected to overlap with the PM rush hour for surrounding traffic in the study network. To account for this later game starting time as part of the "worst-case" traffic scenario, all the recorded traffic volumes for traffic entering/exiting the school, as well as the parking lot driveways at intersections 2-4, were shifted back by 2 hours (1-8 PM to 3-10 PM) to be consistent with this timing change. Since all exiting trips for traffic leaving the game after it ends will be expected to occur several hours beyond the PM peak time, an additional evening peak hour was included as part of the "Build" condition analysis. *Note: No timing adjustments were made to the surrounding traffic volumes in the study network, since they are not expected to be affected by shifts in traffic patterns due to the football games.*

5.2 Trip Distribution

The trip distribution for traffic volumes generated by the school's football games was determined based on the collected traffic volumes at the Mount Vernon School Driveway entering/exiting to/from either the east or west on Mount Vernon Highway. The same methodology was used for traffic using the parking lot driveways at intersections 2-4.





SHIFTED TRAFFIC VOLUMES

FIGURE 6
A&R Engineering Inc.

6.0 FUTURE 2025 TRAFFIC ANALYSIS

The future 2025 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future “No-Build” volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of traffic.

6.1.1 Annual Traffic Growth

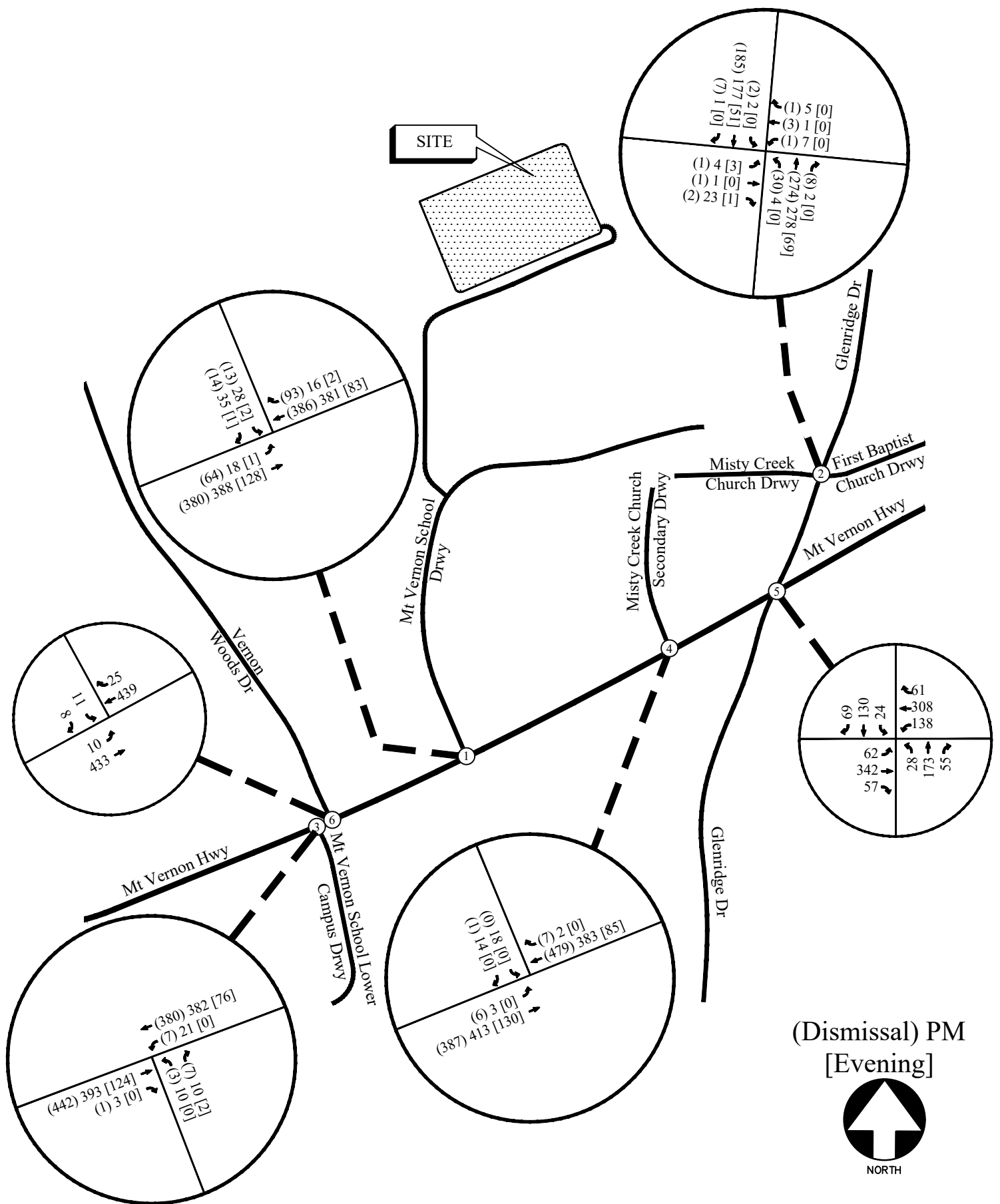
To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years (2018-2019, 2021-2023) revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future “No-Build” volumes on the roadway are shown in Figure 6.

6.1.2 Planned Improvements:

The study incorporates improvements that are planned for the Mount Vernon Highway corridor within the study area, which will include the lengthening of the existing westbound deceleration lane at the Mount Vernon School Driveway, the addition of a left turn lane at Vernon Woods Drive, and the addition of several new turn lanes at the intersection with Glenridge Drive. These improvements are included in the future “No-Build” and “Build” condition analyses.

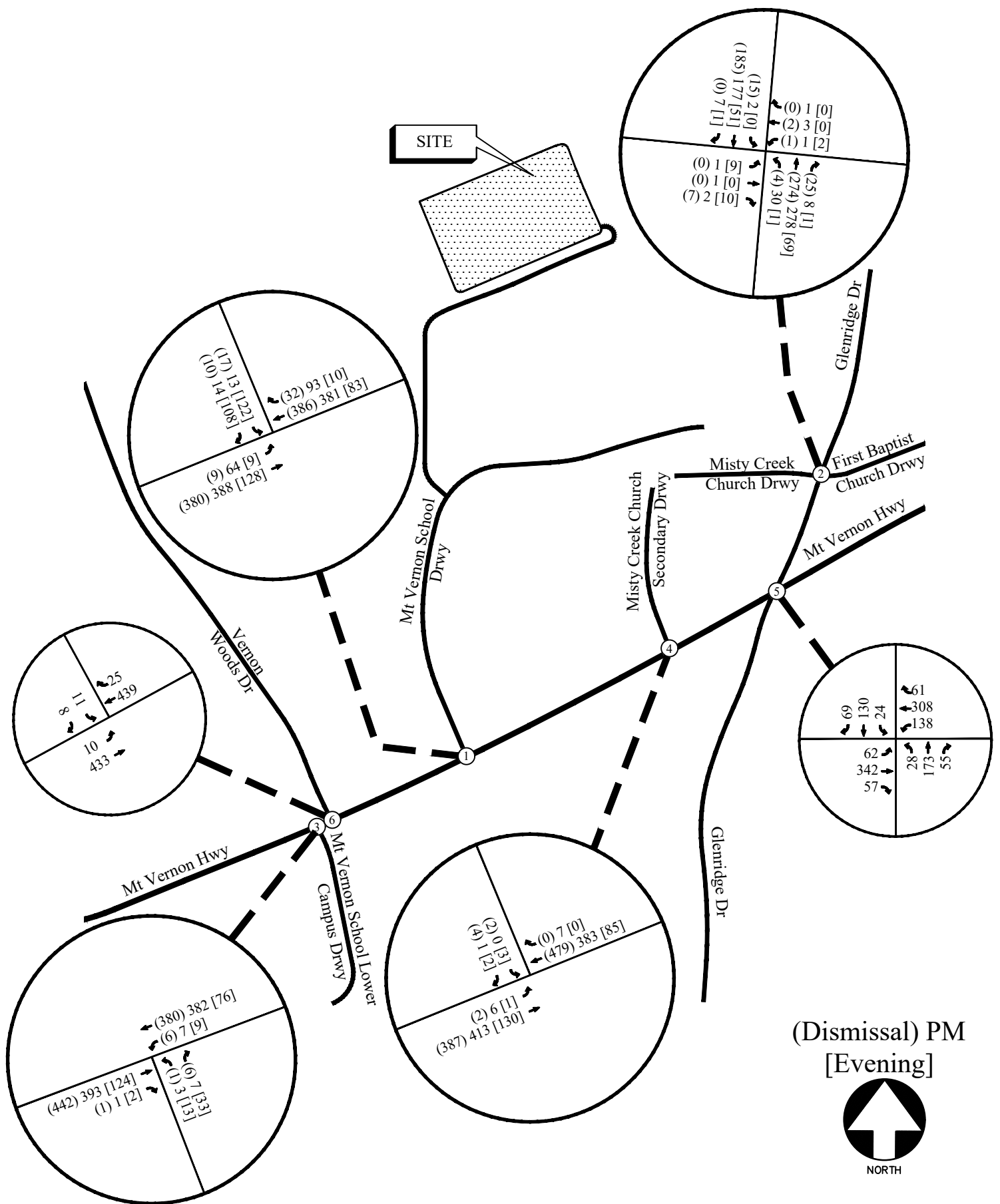
6.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the traffic from the proposed development. To evaluate future traffic operations in this area, the adjusted traffic volumes from the site (Figure 5 and 6) were added to base traffic volumes (Figure 6) to calculate the future traffic volumes after the proposed field improvements. These total future “Build” traffic volumes are shown in Figure 7.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7
A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

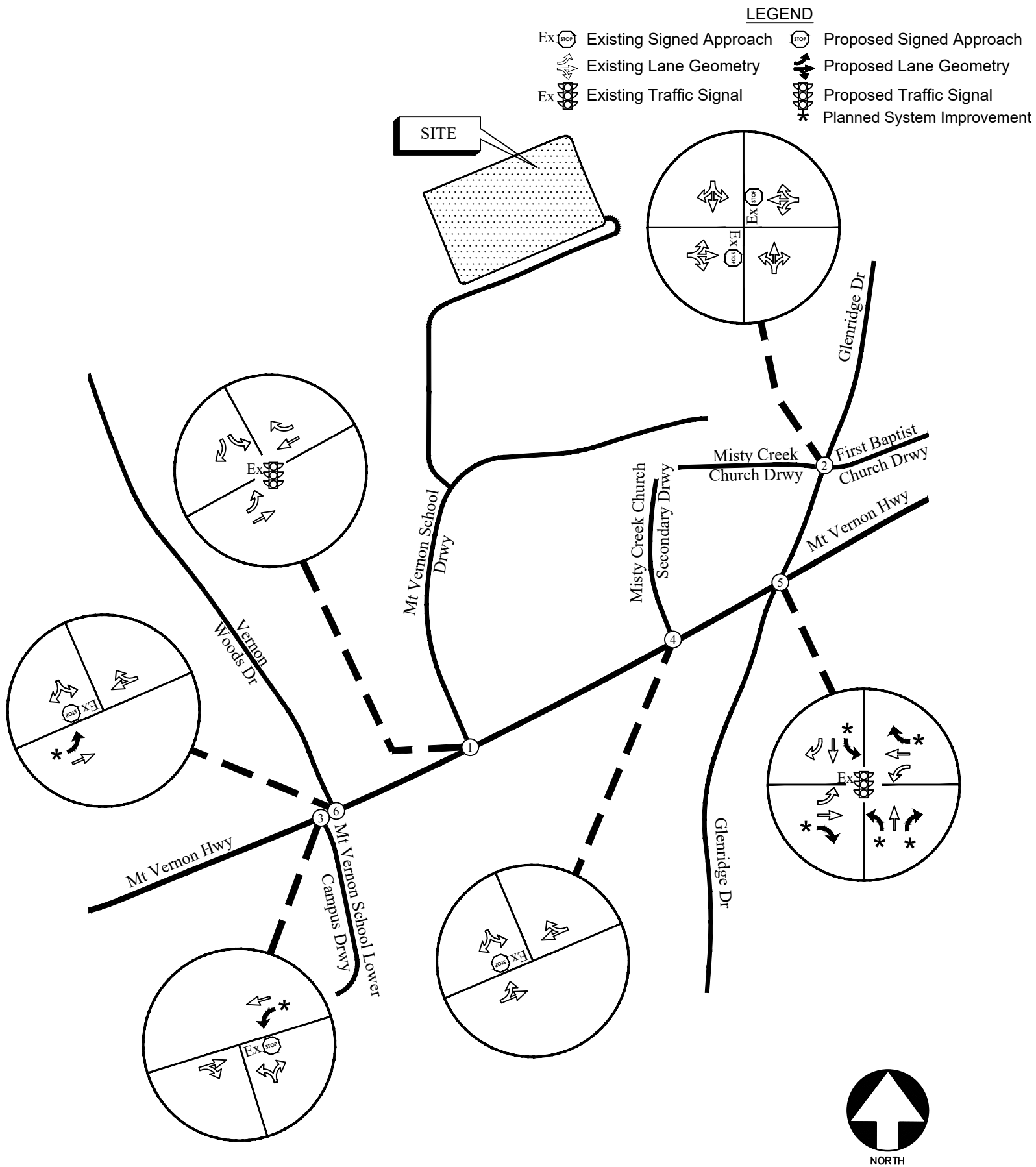
FIGURE 8
A&R Engineering Inc.

Future Traffic Operations

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analyses are shown below in Table 6. Recommendations for future traffic control and lane geometry are shown in Figure 8.

TABLE 4 – FUTURE INTERSECTION OPERATIONS						
Intersection		Future Condition: LOS (Delay)				
		NO-BUILD		BUILD		
		Dismissal	PM	Dismissal	PM	Evening
1	<u>Mount Vernon Highway @ Mount Vernon School Driveway</u>	<u>A (3.6)</u>	<u>A (2.8)</u>	<u>A (3.5)</u>	<u>A (3.5)</u>	<u>B (18.8)</u>
	-Eastbound Approach	A (1.7)	A (1.9)	A (1.7)	A (1.6)	A (2.8)
	-Westbound Approach	A (4.3)	A (0.5)	A (3.4)	A (4.2)	A (4.5)
	-Southbound Approach	D (50.4)	D (48.1)	D (49.4)	D (50.8)	D (46.5)
2	<u>Glenridge Drive @ Misty Creek Church Driveway / First Baptist Church Driveway</u>					
	-Eastbound Approach	B (11.7)	B (10.3)	A (9.4)	B (11.9)	A (9.0)
	-Westbound Approach	B (13.3)	B (12.4)	B (13.6)	B (13.5)	A (9.4)
	-Northbound Left	A (7.7)	A (7.7)	A (7.7)	A (7.7)	A (7.3)
	-Southbound Left	A (7.9)	A (7.9)	A (8.0)	A (7.9)	A (7.4)
3	<u>Mount Vernon Highway @ Mount Vernon School Lower Campus Driveway</u>					
	-Westbound Left	A (8.4)	A (8.2)	A (8.4)	A (8.2)	A (7.5)
	-Northbound Approach	B (12.3)	B (12.3)	B (11.8)	B (11.5)	A (9.6)
4	<u>Mount Vernon Highway @ Misty Creek Church Secondary Driveway</u>					
	-Eastbound Left	A (8.6)	A (8.2)	A (8.5)	A (8.2)	A (7.4)
	-Southbound Approach	B (11.7)	B (14.8)	B (14.0)	B (10.7)	A (9.5)
5	<u>Mount Vernon Highway @ Glenridge Drive</u>		<u>B (17.7)</u>			
	-Eastbound Approach		A (1.7)			
	-Westbound Approach		B (10.0)			
	-Northbound Approach	-	D (41.4)	-	-	-
	-Southbound Approach		D (38.8)			
6	<u>Mount Vernon Highway @ Vernon Woods Drive</u>					
	-Eastbound Left	-	A (8.4)	-	-	-
	-Southbound Approach		C (16.0)			

The results of the future “No-Build” and “Build” traffic operations analyses indicate that the signalized study intersections will continue to operate at an overall level of service “B” or better with peak hour traffic, while the stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service “C” or better during peak traffic hours. The traffic operations at intersections 5-6 are projected to perform satisfactorily under “No-Build” conditions during the PM peak hour, which roughly overlaps with the time when much of the traffic leaving the football games currently occur (between 5-6 PM). Therefore, since the traffic operations will be satisfactory under “No-Build” conditions with exiting game traffic, then it can be concluded that these additional intersections will also perform well under the “Build” condition with entering game traffic instead.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 9
A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed improvements to the football field at Mount Vernon School in Sandy Springs, Georgia. Mount Vernon School intends to add LED lights to Ron Hill Field, which will allow for games there to be held later in the evening, including after sunset. The field is used for a variety of sports such as soccer and lacrosse, although football games in the fall typically draw the biggest crowds. No new access driveways for the school or the football field will be proposed as a part of this project.

Existing and future operations after completion of the project were analyzed at the intersections of:

1. Mount Vernon Highway at the Mount Vernon School Driveway
2. Glenridge Drive at Misty Creek Church Driveway / First Baptist Church Driveway
3. Mount Vernon Highway at Mount Vernon School Lower Campus Driveway
4. Mount Vernon Highway at Misty Creek Church Secondary Driveway
5. Mount Vernon Highway at Glenridge Drive (only PM peak hour)
6. Mount Vernon Highway at Vernon Woods Drive (only PM peak hour)

The analysis included the evaluation of operations in the “No-Build” and “Build” conditions, with both conditions accounting for the estimated growth in background traffic. The results of the future “No-Build” and “Build” traffic operations analyses indicate that the signalized study intersections will continue to operate at an overall level of service “B” or better with peak hour traffic, while the stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service “C” or better during peak traffic hours.

As shown in the Table 4 results on Page 18, traffic operations at intersections 5-6 are projected to perform satisfactorily under “No-Build” conditions during the PM peak hour, which roughly overlaps with the time when much of the traffic leaving the football games currently occur (between 5-6 PM). Therefore, since the traffic operations will be satisfactory under “No-Build” conditions with exiting game traffic, then it can be concluded that these additional intersections will also perform well under the “Build” condition with entering game traffic instead. Based on the analysis results, the proposed development will have minimal impact on traffic operations in the study network.

Appendix

Existing Intersection Traffic Counts
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis
Future “Build” Intersection Analysis.....
Traffic Volume Worksheets

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Mount Vernon School

Drwy

1pm - 10pm

File Name : 20240408

Site Code : 20240408

Start Date : 11-01-2024

Page No : 1

Groups Printed- Cars, Buses & Trucks

	Northbound				Mount Vernon Scol Driveway Southbound				Mt Vernon Hwy Eastbound				Mt Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
01:00 PM	0	0	0	0	2	0	2	4	2	104	0	106	0	60	3	63	173
01:15 PM	0	0	0	0	7	0	0	7	6	114	0	120	0	73	8	81	208
01:30 PM	0	0	0	0	5	0	2	7	1	102	0	103	0	77	9	86	196
01:45 PM	0	0	0	0	3	0	6	9	0	99	0	99	0	86	12	98	206
Total	0	0	0	0	17	0	10	27	9	419	0	428	0	296	32	328	783
02:00 PM	0	0	0	0	4	0	1	5	5	87	0	92	0	80	4	84	181
02:15 PM	0	0	0	0	2	0	0	2	4	84	0	88	0	79	6	85	175
02:30 PM	0	0	0	0	4	0	0	4	11	94	0	105	0	75	11	86	195
02:45 PM	0	0	0	0	6	0	4	10	10	70	0	80	0	125	14	139	229
Total	0	0	0	0	16	0	5	21	30	335	0	365	0	359	35	394	780
03:00 PM	0	0	0	0	0	0	0	0	5	90	0	95	0	80	19	99	194
03:15 PM	0	0	0	0	5	0	4	9	22	87	0	109	0	79	29	108	226
03:30 PM	0	0	0	0	4	0	7	11	20	90	0	110	0	113	23	136	257
03:45 PM	0	0	0	0	4	0	3	7	17	109	0	126	0	110	22	132	265
Total	0	0	0	0	13	0	14	27	64	376	0	440	0	382	93	475	942
04:00 PM	0	0	0	0	13	0	13	26	14	97	0	111	0	80	21	101	238
04:15 PM	0	0	0	0	13	0	10	23	11	83	0	94	0	76	17	93	210
04:30 PM	0	0	0	0	9	0	13	22	9	98	0	107	0	107	12	119	248
04:45 PM	0	0	0	0	18	0	12	30	12	108	0	120	0	114	8	122	272
Total	0	0	0	0	53	0	48	101	46	386	0	432	0	377	58	435	968
05:00 PM	0	0	0	0	9	0	18	27	5	106	0	111	0	86	5	91	229
05:15 PM	0	0	0	0	13	0	8	21	4	98	0	102	0	102	5	107	230
05:30 PM	0	0	0	0	2	0	7	9	5	91	0	96	0	87	3	90	195
05:45 PM	0	0	0	0	4	0	2	6	4	89	0	93	0	102	3	105	204
Total	0	0	0	0	28	0	35	63	18	384	0	402	0	377	16	393	858
06:00 PM	0	0	0	0	5	0	3	8	5	91	0	96	0	82	1	83	187
06:15 PM	0	0	0	0	3	0	3	6	5	83	0	88	0	91	1	92	186
06:30 PM	0	0	0	0	3	0	3	6	0	88	0	88	0	59	1	60	154
06:45 PM	0	0	0	0	2	0	0	2	3	74	0	77	0	76	2	78	157
Total	0	0	0	0	13	0	9	22	13	336	0	349	0	308	5	313	684
07:00 PM	0	0	0	0	18	0	18	36	1	79	0	80	0	67	2	69	185
07:15 PM	0	0	0	0	60	0	41	101	5	81	0	86	0	67	4	71	258
07:30 PM	0	0	0	0	31	0	39	70	3	64	0	67	0	64	2	66	203
07:45 PM	0	0	0	0	13	0	10	23	0	50	0	50	0	41	2	43	116
Total	0	0	0	0	122	0	108	230	9	274	0	283	0	239	10	249	762
08:00 PM	0	0	0	0	2	0	0	2	0	41	0	41	0	55	1	56	99
08:15 PM	0	0	0	0	1	0	1	2	2	54	0	56	0	31	2	33	91
08:30 PM	0	0	0	0	2	0	0	2	1	43	0	44	0	33	1	34	80
08:45 PM	0	0	0	0	0	0	0	0	0	45	0	45	0	21	0	21	66
Total	0	0	0	0	5	0	1	6	3	183	0	186	0	140	4	144	336
09:00 PM	0	0	0	0	2	0	1	3	1	40	0	41	0	22	1	23	67

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Mount Vernon School

Drwy

1pm - 10pm

File Name : 20240408

Site Code : 20240408

Start Date : 11-01-2024

Page No : 2

Groups Printed- Cars, Buses & Trucks

	Northbound				Mount Vernon School Driveway Southbound				Mt Vernon Hwy Eastbound				Mt Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
09:15 PM	0	0	0	0	0	0	0	0	0	24	0	24	0	19	0	19	43
09:30 PM	0	0	0	0	0	0	0	0	0	28	0	28	0	24	0	24	52
09:45 PM	0	0	0	0	0	0	0	0	0	35	0	35	0	17	1	18	53
Total	0	0	0	0	2	0	1	3	1	127	0	128	0	82	2	84	215
Grand Total	0	0	0	0	269	0	231	500	193	2820	0	3013	0	2560	255	2815	6328
Apprch %	0	0	0		53.8	0	46.2		6.4	93.6	0		0	90.9	9.1		
Total %	0	0	0	0	4.3	0	3.7	7.9	3	44.6	0	47.6	0	40.5	4	44.5	

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Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Mount Vernon School

Drwy

1pm - 10pm

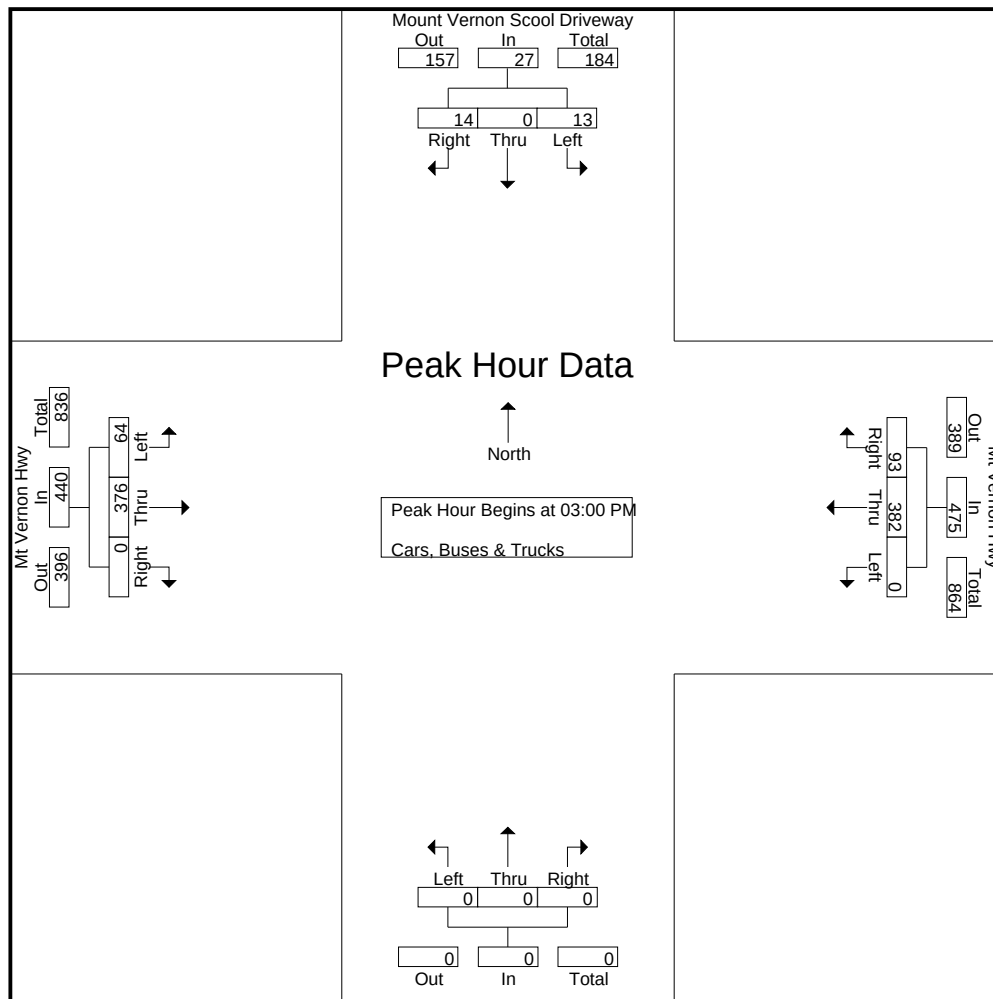
File Name : 20240408

Site Code : 20240408

Start Date : 11-01-2024

Page No : 3

	Northbound				Mount Vernon School Driveway Southbound				Mt Vernon Hwy Eastbound				Mt Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 03:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:00 PM																	
03:00 PM	0	0	0	0	0	0	0	0	5	90	0	95	0	80	19	99	194
03:15 PM	0	0	0	0	5	0	4	9	22	87	0	109	0	79	29	108	226
03:30 PM	0	0	0	0	4	0	7	11	20	90	0	110	0	113	23	136	257
03:45 PM	0	0	0	0	4	0	3	7	17	109	0	126	0	110	22	132	265
Total Volume	0	0	0	0	13	0	14	27	64	376	0	440	0	382	93	475	942
% App. Total	0	0	0		48.1	0	51.9		14.5	85.5	0		0	80.4	19.6		
PHF	.000	.000	.000	.000	.650	.000	.500	.614	.727	.862	.000	.873	.000	.845	.802	.873	.889



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2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Mount Vernon School

Drwy

1pm - 10pm

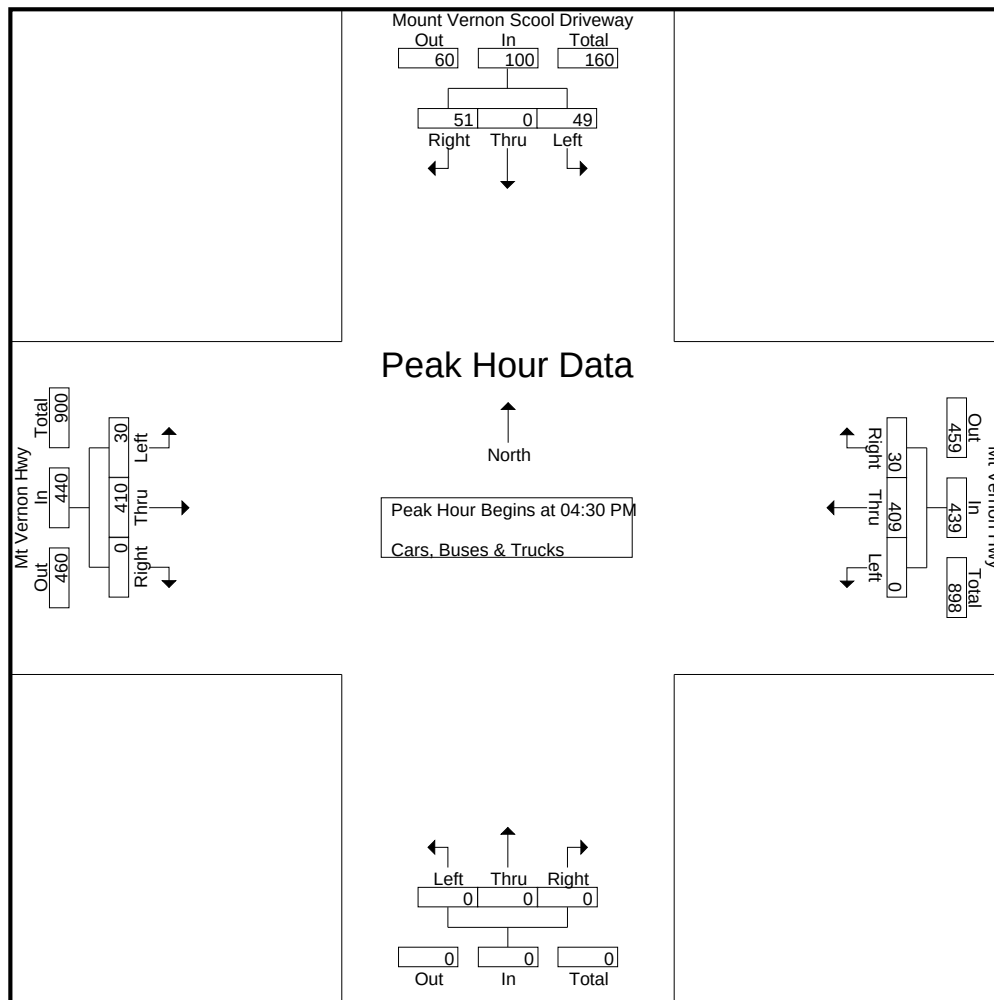
File Name : 20240408

Site Code : 20240408

Start Date : 11-01-2024

Page No : 4

	Northbound				Mount Vernon School Driveway Southbound				Mt Vernon Hwy Eastbound				Mt Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	0	0	0	9	0	13	22	9	98	0	107	0	107	12	119	248
04:45 PM	0	0	0	0	18	0	12	30	12	108	0	120	0	114	8	122	272
05:00 PM	0	0	0	0	9	0	18	27	5	106	0	111	0	86	5	91	229
05:15 PM	0	0	0	0	13	0	8	21	4	98	0	102	0	102	5	107	230
Total Volume	0	0	0	0	49	0	51	100	30	410	0	440	0	409	30	439	979
% App. Total	0	0	0	0	49	0	51		6.8	93.2	0		0	93.2	6.8		
PHF	.000	.000	.000	.000	.681	.000	.708	.833	.625	.949	.000	.917	.000	.897	.625	.900	.900



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Mount Vernon Hwy @ Mount Vernon School

Drwy

1pm - 10pm

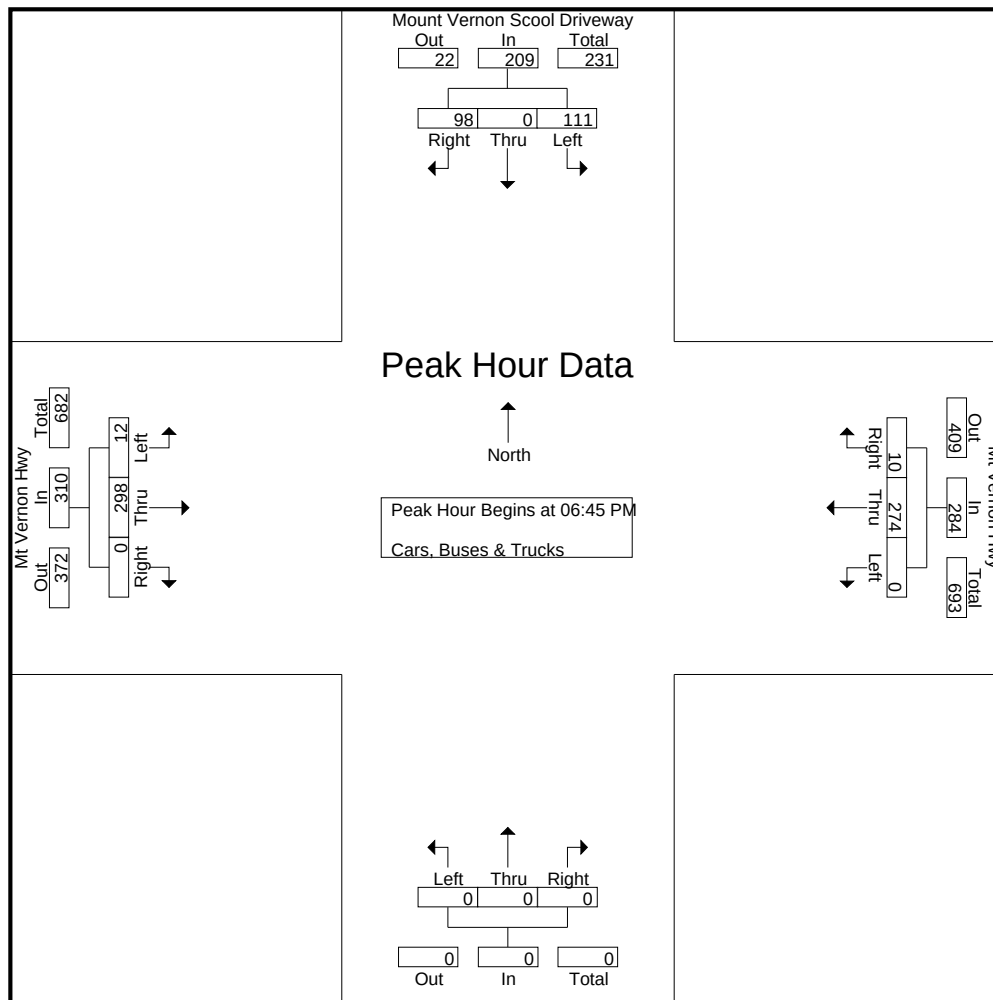
File Name : 20240408

Site Code : 20240408

Start Date : 11-01-2024

Page No : 5

	Northbound				Mount Vernon School Driveway Southbound				Mt Vernon Hwy Eastbound				Mt Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 PM to 07:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 06:45 PM																	
06:45 PM	0	0	0	0	2	0	0	2	3	74	0	77	0	76	2	78	157
07:00 PM	0	0	0	0	18	0	18	36	1	79	0	80	0	67	2	69	185
07:15 PM	0	0	0	0	60	0	41	101	5	81	0	86	0	67	4	71	258
07:30 PM	0	0	0	0	31	0	39	70	3	64	0	67	0	64	2	66	203
Total Volume	0	0	0	0	111	0	98	209	12	298	0	310	0	274	10	284	803
% App. Total	0	0	0		53.1	0	46.9		3.9	96.1	0		0	96.5	3.5		
PHF	.000	.000	.000	.000	.463	.000	.598	.517	.600	.920	.000	.901	.000	.901	.625	.910	.778



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Glenridge Dr @ Misty Creek Church Drwy

First Baptist Church Drwy

1pm - 10pm

File Name : 20240409

Site Code : 20240409

Start Date : 11-01-2024

Page No : 1

Groups Printed- Cars, Buses & Trucks

	Glenridge Dr Northbound				Glenridge Dr Southbound				Misty Creek Church Drwy Eastbound				First Baptist Church Drwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
01:00 PM	1	46	2	49	0	46	0	46	0	0	0	0	0	0	0	0	95
01:15 PM	0	56	2	58	1	42	0	43	0	0	1	1	1	0	0	1	103
01:30 PM	1	53	9	63	7	48	0	55	0	0	3	3	0	1	0	1	122
01:45 PM	2	49	12	63	7	43	0	50	0	0	3	3	0	1	0	1	117
Total	4	204	25	233	15	179	0	194	0	0	7	7	1	2	0	3	437
02:00 PM	1	50	3	54	6	71	0	77	1	0	1	2	1	1	0	2	135
02:15 PM	1	66	1	68	0	50	0	50	0	0	0	0	1	1	0	2	120
02:30 PM	0	54	2	56	0	44	1	45	1	0	0	1	2	0	2	4	106
02:45 PM	0	60	1	61	0	51	1	52	0	0	0	0	1	1	0	2	115
Total	2	230	7	239	6	216	2	224	2	0	1	3	5	3	2	10	476
03:00 PM	3	66	1	70	0	53	0	53	0	0	0	0	0	0	0	0	123
03:15 PM	3	82	4	89	0	52	0	52	1	0	0	1	0	2	0	2	144
03:30 PM	13	67	0	80	1	43	4	48	0	0	0	0	1	0	1	2	130
03:45 PM	11	56	3	70	1	35	3	39	0	1	2	3	0	1	0	1	113
Total	30	271	8	309	2	183	7	192	1	1	2	4	1	3	1	5	510
04:00 PM	6	71	2	79	0	39	1	40	1	0	0	1	1	1	0	2	122
04:15 PM	4	51	2	57	2	54	0	56	0	5	4	9	1	0	0	1	123
04:30 PM	3	57	2	62	1	54	2	57	0	1	2	3	0	0	0	0	122
04:45 PM	2	74	1	77	0	35	2	37	1	2	0	3	3	0	0	3	120
Total	15	253	7	275	3	182	5	190	2	8	6	16	5	1	0	6	487
05:00 PM	1	81	1	83	0	50	0	50	2	0	11	13	3	0	3	6	152
05:15 PM	2	60	1	63	1	46	0	47	2	1	9	12	1	0	2	3	125
05:30 PM	0	74	0	74	0	38	0	38	0	0	3	3	2	0	0	2	117
05:45 PM	1	60	0	61	1	41	1	43	0	0	0	0	1	1	0	2	106
Total	4	275	2	281	2	175	1	178	4	1	23	28	7	1	5	13	500
06:00 PM	3	49	0	52	0	40	2	42	0	0	0	0	0	0	0	0	94
06:15 PM	2	43	0	45	1	36	0	37	1	0	2	3	0	0	3	3	88
06:30 PM	0	42	0	42	0	32	1	33	1	0	1	2	0	0	0	0	77
06:45 PM	1	21	0	22	0	33	0	33	0	0	0	0	0	0	0	0	55
Total	6	155	0	161	1	141	3	145	2	0	3	5	0	0	3	3	314
07:00 PM	0	31	0	31	0	36	1	37	1	0	5	6	2	0	0	2	76
07:15 PM	1	40	0	41	0	28	0	28	8	0	2	10	0	0	0	0	79
07:30 PM	0	41	0	41	0	12	0	12	0	0	2	2	0	0	0	0	55
07:45 PM	0	14	1	15	0	22	0	22	0	0	1	1	0	0	0	0	38
Total	1	126	1	128	0	98	1	99	9	0	10	19	2	0	0	2	248
08:00 PM	0	25	0	25	0	15	0	15	0	0	0	0	0	2	1	3	43
08:15 PM	0	16	0	16	0	10	0	10	0	0	0	0	0	0	0	0	26
08:30 PM	0	16	0	16	0	16	0	16	0	0	0	0	0	0	0	0	32
08:45 PM	0	10	0	10	0	12	0	12	0	0	0	0	0	0	0	0	22
Total	0	67	0	67	0	53	0	53	0	0	0	0	0	2	1	3	123
09:00 PM	0	18	0	18	0	12	0	12	0	0	0	0	0	0	0	0	30
09:15 PM	0	15	0	15	0	13	0	13	2	0	1	3	0	0	0	0	31

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data
Glenridge Dr @ Misty Creek Church Drwy
First Baptist Church Drwy
1pm - 10pm

File Name : 20240409
Site Code : 20240409
Start Date : 11-01-2024
Page No : 2

Groups Printed- Cars, Buses & Trucks

	Glenridge Dr Northbound				Glenridge Dr Southbound				Misty Creek Church Drwy Eastbound				First Baptist Church Drwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
09:30 PM	0	19	0	19	0	14	0	14	1	0	0	1	0	0	0	0	34
09:45 PM	0	16	0	16	0	11	0	11	0	0	0	0	0	0	0	0	27
Total	0	68	0	68	0	50	0	50	3	0	1	4	0	0	0	0	122
Grand Total	62	1649	50	1761	29	1277	19	1325	23	10	53	86	21	12	12	45	3217
Apprch %	3.5	93.6	2.8		2.2	96.4	1.4		26.7	11.6	61.6		46.7	26.7	26.7		
Total %	1.9	51.3	1.6	54.7	0.9	39.7	0.6	41.2	0.7	0.3	1.6	2.7	0.7	0.4	0.4	1.4	

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Glenridge Dr @ Misty Creek Church Drwy

First Baptist Church Drwy

1pm - 10pm

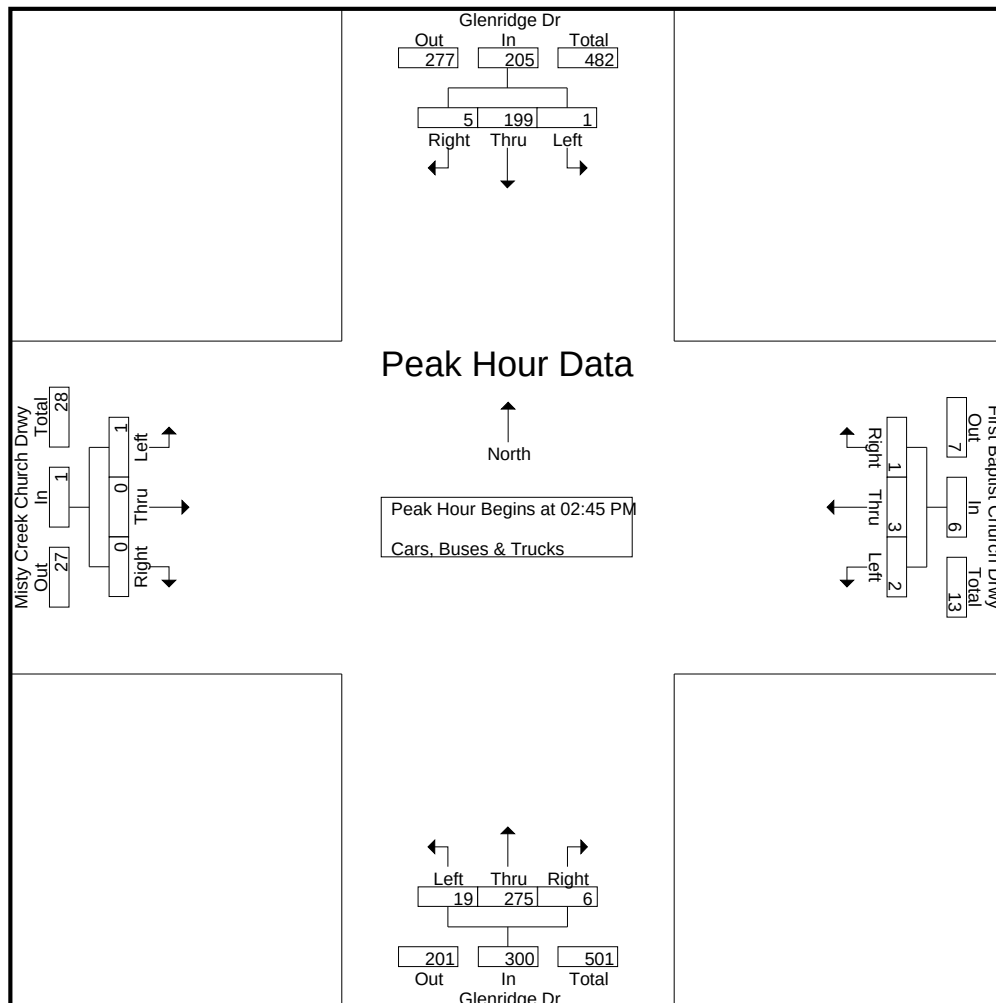
File Name : 20240409

Site Code : 20240409

Start Date : 11-01-2024

Page No : 3

	Glenridge Dr Northbound				Glenridge Dr Southbound				Misty Creek Church Drwy Eastbound				First Baptist Church Drwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 03:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 02:45 PM																	
02:45 PM	0	60	1	61	0	51	1	52	0	0	0	0	1	1	0	2	115
03:00 PM	3	66	1	70	0	53	0	53	0	0	0	0	0	0	0	0	123
03:15 PM	3	82	4	89	0	52	0	52	1	0	0	1	0	2	0	2	144
03:30 PM	13	67	0	80	1	43	4	48	0	0	0	0	1	0	1	2	130
Total Volume	19	275	6	300	1	199	5	205	1	0	0	1	2	3	1	6	512
% App. Total	6.3	91.7	2		0.5	97.1	2.4		100	0	0		33.3	50	16.7		
PHF	.365	.838	.375	.843	.250	.939	.313	.967	.250	.000	.000	.250	.500	.375	.250	.750	.889



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Glenridge Dr @ Misty Creek Church Drwy

First Baptist Church Drwy

1pm - 10pm

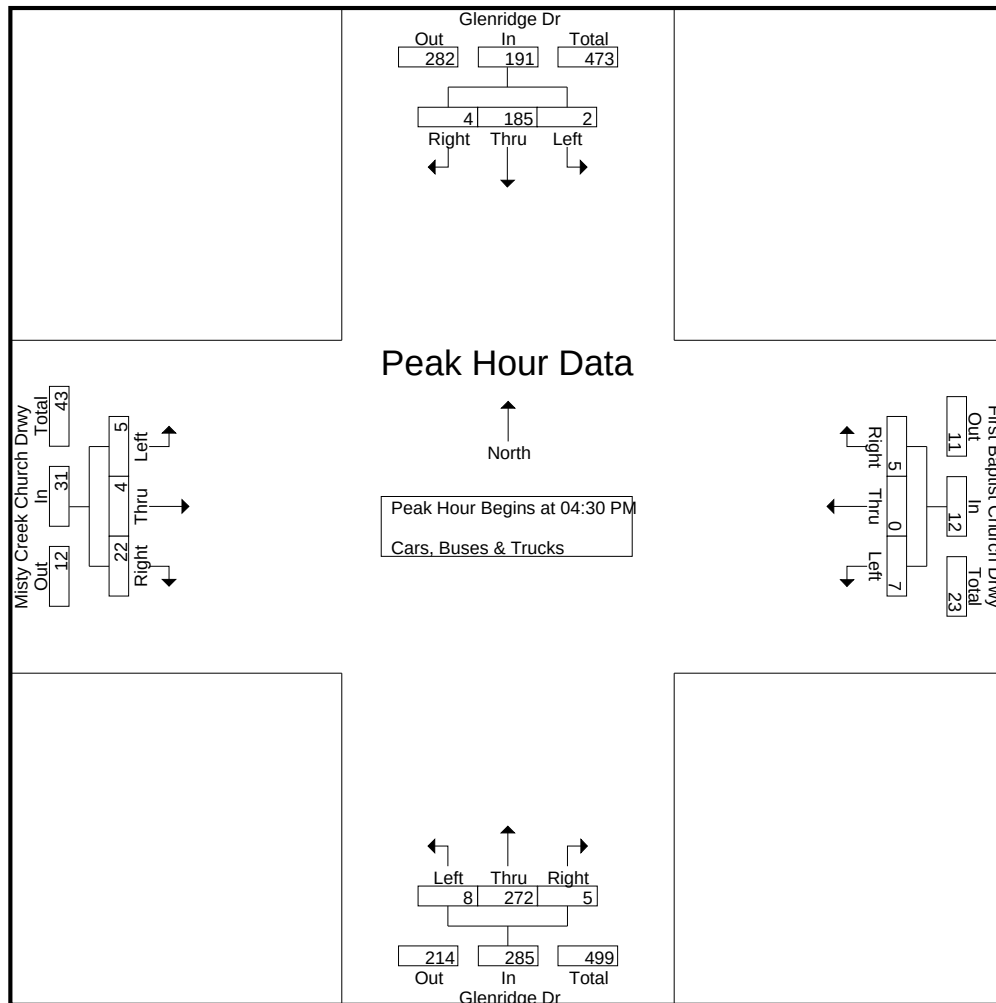
File Name : 20240409

Site Code : 20240409

Start Date : 11-01-2024

Page No : 4

	Glenridge Dr Northbound				Glenridge Dr Southbound				Misty Creek Church Drwy Eastbound				First Baptist Church Drwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	3	57	2	62	1	54	2	57	0	1	2	3	0	0	0	0	122
04:45 PM	2	74	1	77	0	35	2	37	1	2	0	3	3	0	0	3	120
05:00 PM	1	81	1	83	0	50	0	50	2	0	11	13	3	0	3	6	152
05:15 PM	2	60	1	63	1	46	0	47	2	1	9	12	1	0	2	3	125
Total Volume	8	272	5	285	2	185	4	191	5	4	22	31	7	0	5	12	519
% App. Total	2.8	95.4	1.8		1	96.9	2.1		16.1	12.9	71		58.3	0	41.7		
PHF	.667	.840	.625	.858	.500	.856	.500	.838	.625	.500	.500	.596	.583	.000	.417	.500	.854



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Glenridge Dr @ Misty Creek Church Drwy

First Baptist Church Drwy

1pm - 10pm

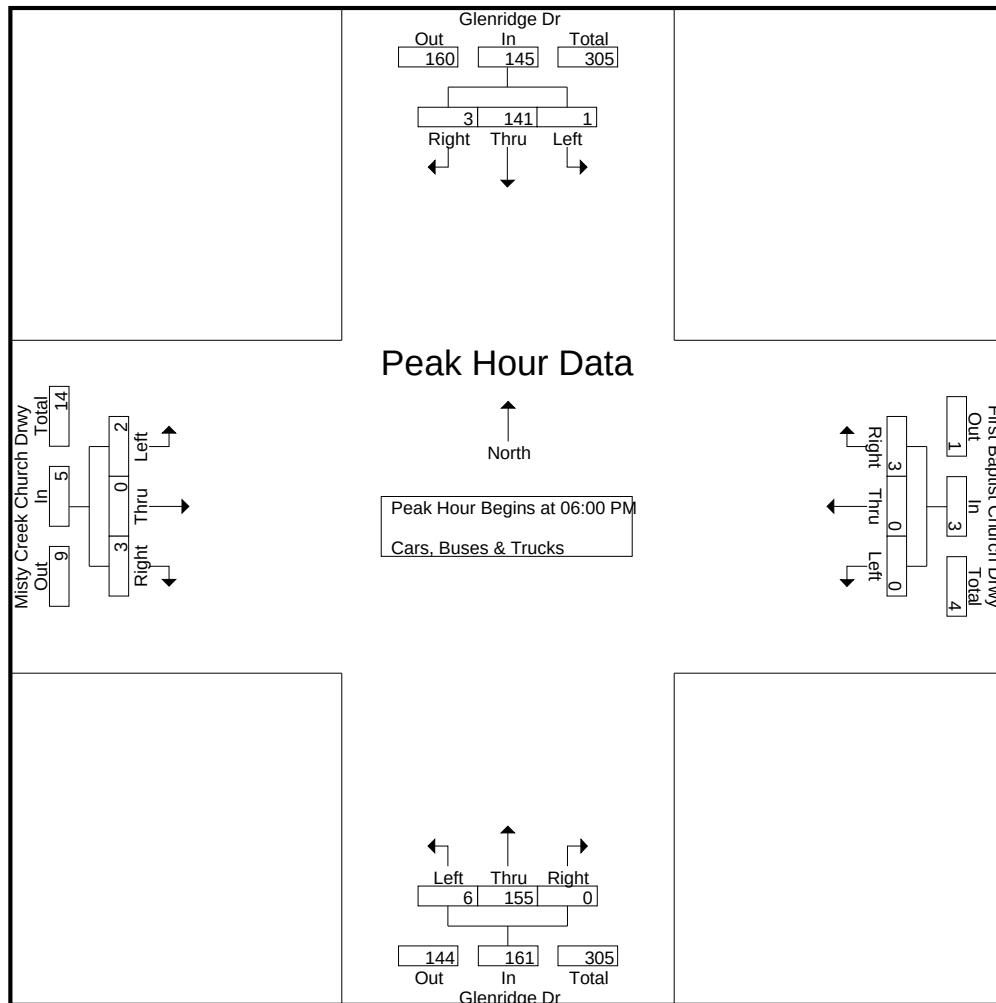
File Name : 20240409

Site Code : 20240409

Start Date : 11-01-2024

Page No : 5

	Glenridge Dr Northbound				Glenridge Dr Southbound				Misty Creek Church Drwy Eastbound				First Baptist Church Drwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 PM to 07:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 06:00 PM																	
06:00 PM	3	49	0	52	0	40	2	42	0	0	0	0	0	0	0	0	94
06:15 PM	2	43	0	45	1	36	0	37	1	0	2	3	0	0	3	3	88
06:30 PM	0	42	0	42	0	32	1	33	1	0	1	2	0	0	0	0	77
06:45 PM	1	21	0	22	0	33	0	33	0	0	0	0	0	0	0	0	55
Total Volume	6	155	0	161	1	141	3	145	2	0	3	5	0	0	3	3	314
% App. Total	3.7	96.3	0		0.7	97.2	2.1		40	0	60		0	0	100		
PHF	.500	.791	.000	.774	.250	.881	.375	.863	.500	.000	.375	.417	.000	.000	.250	.250	.835



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mt. Vernon Hwy @ Vernon Woods Drive

1pm - 10pm

File Name : 20240410

Site Code : 20240410

Start Date : 11-01-2024

Page No : 1

Groups Printed- Cars, Buses & Trucks

	Northbound				Vernon Woods Drive Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
01:00 PM	0	0	0	0	7	0	2	9	1	99	0	100	0	59	3	62	171
01:15 PM	0	0	0	0	4	0	3	7	0	116	0	116	0	67	6	73	196
01:30 PM	0	0	0	0	3	0	1	4	4	100	0	104	0	73	6	79	187
01:45 PM	0	0	0	0	3	0	2	5	4	96	0	100	0	86	6	92	197
Total	0	0	0	0	17	0	8	25	9	411	0	420	0	285	21	306	751
02:00 PM	0	0	0	0	8	0	0	8	4	84	0	88	0	73	8	81	177
02:15 PM	0	0	0	0	4	0	1	5	3	84	0	87	0	78	1	79	171
02:30 PM	0	0	0	0	3	0	1	4	4	102	0	106	0	70	5	75	185
02:45 PM	0	0	0	0	4	0	2	6	3	76	0	79	0	125	4	129	214
Total	0	0	0	0	19	0	4	23	14	346	0	360	0	346	18	364	747
03:00 PM	0	0	0	0	1	0	4	5	4	94	0	98	0	77	3	80	183
03:15 PM	0	0	0	0	2	0	2	4	2	107	0	109	0	79	4	83	196
03:30 PM	0	0	0	0	3	0	0	3	4	107	0	111	0	112	8	120	234
03:45 PM	0	0	0	0	1	0	1	2	2	125	0	127	0	108	5	113	242
Total	0	0	0	0	7	0	7	14	12	433	0	445	0	376	20	396	855
04:00 PM	0	0	0	0	5	0	3	8	5	106	0	111	0	88	5	93	212
04:15 PM	0	0	0	0	4	0	4	8	5	90	0	95	0	82	4	86	189
04:30 PM	0	0	0	0	1	0	1	2	2	106	0	108	0	114	6	120	230
04:45 PM	0	0	0	0	5	0	1	6	2	115	0	117	0	121	5	126	249
Total	0	0	0	0	15	0	9	24	14	417	0	431	0	405	20	425	880
05:00 PM	0	0	0	0	4	0	5	9	4	107	0	111	0	95	9	104	224
05:15 PM	0	0	0	0	1	0	1	2	2	101	0	103	0	105	5	110	215
05:30 PM	0	0	0	0	2	0	3	5	3	94	0	97	0	90	4	94	196
05:45 PM	0	0	0	0	8	0	1	9	3	85	0	88	0	99	5	104	201
Total	0	0	0	0	15	0	10	25	12	387	0	399	0	389	23	412	836
06:00 PM	0	0	0	0	5	0	1	6	0	91	0	91	0	80	5	85	182
06:15 PM	0	0	0	0	3	0	0	3	5	85	0	90	0	91	3	94	187
06:30 PM	0	0	0	0	3	0	4	7	3	85	0	88	0	57	5	62	157
06:45 PM	0	0	0	0	1	0	0	1	1	76	0	77	0	72	4	76	154
Total	0	0	0	0	12	0	5	17	9	337	0	346	0	300	17	317	680
07:00 PM	0	0	0	0	2	0	0	2	4	78	0	82	0	82	3	85	169
07:15 PM	0	0	0	0	3	0	0	3	1	83	0	84	0	106	2	108	195
07:30 PM	0	0	0	0	1	0	1	2	1	66	0	67	0	99	4	103	172
07:45 PM	0	0	0	0	2	0	2	4	0	48	0	48	0	49	2	51	103
Total	0	0	0	0	8	0	3	11	6	275	0	281	0	336	11	347	639
08:00 PM	0	0	0	0	1	0	0	1	1	40	0	41	0	52	3	55	97
08:15 PM	0	0	0	0	4	0	1	5	2	52	0	54	0	29	3	32	91
08:30 PM	0	0	0	0	0	0	1	1	0	44	0	44	0	31	2	33	78
08:45 PM	0	0	0	0	1	0	1	2	0	44	0	44	0	17	4	21	67
Total	0	0	0	0	6	0	3	9	3	180	0	183	0	129	12	141	333
09:00 PM	0	0	0	0	0	0	0	0	0	41	0	41	0	21	1	22	63
09:15 PM	0	0	0	0	0	0	0	0	0	25	0	25	0	15	4	19	44

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mt. Vernon Hwy @ Vernon Woods Drive

1pm - 10pm

File Name : 20240410

Site Code : 20240410

Start Date : 11-01-2024

Page No : 2

Groups Printed- Cars, Buses & Trucks

Start Time	Northbound				Vernon Woods Drive Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
09:30 PM	0	0	0	0	0	0	0	0	1	27	0	28	0	23	1	24	52
09:45 PM	0	0	0	0	0	0	0	0	3	32	0	35	0	16	1	17	52
Total	0	0	0	0	0	0	0	0	4	125	0	129	0	75	7	82	211
Grand Total	0	0	0	0	99	0	49	148	83	2911	0	2994	0	2641	149	2790	5932
Apprch %	0	0	0		66.9	0	33.1		2.8	97.2	0		0	94.7	5.3		
Total %	0	0	0	0	1.7	0	0.8	2.5	1.4	49.1	0	50.5	0	44.5	2.5	47	

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mt. Vernon Hwy @ Vernon Woods Drive

1pm - 10pm

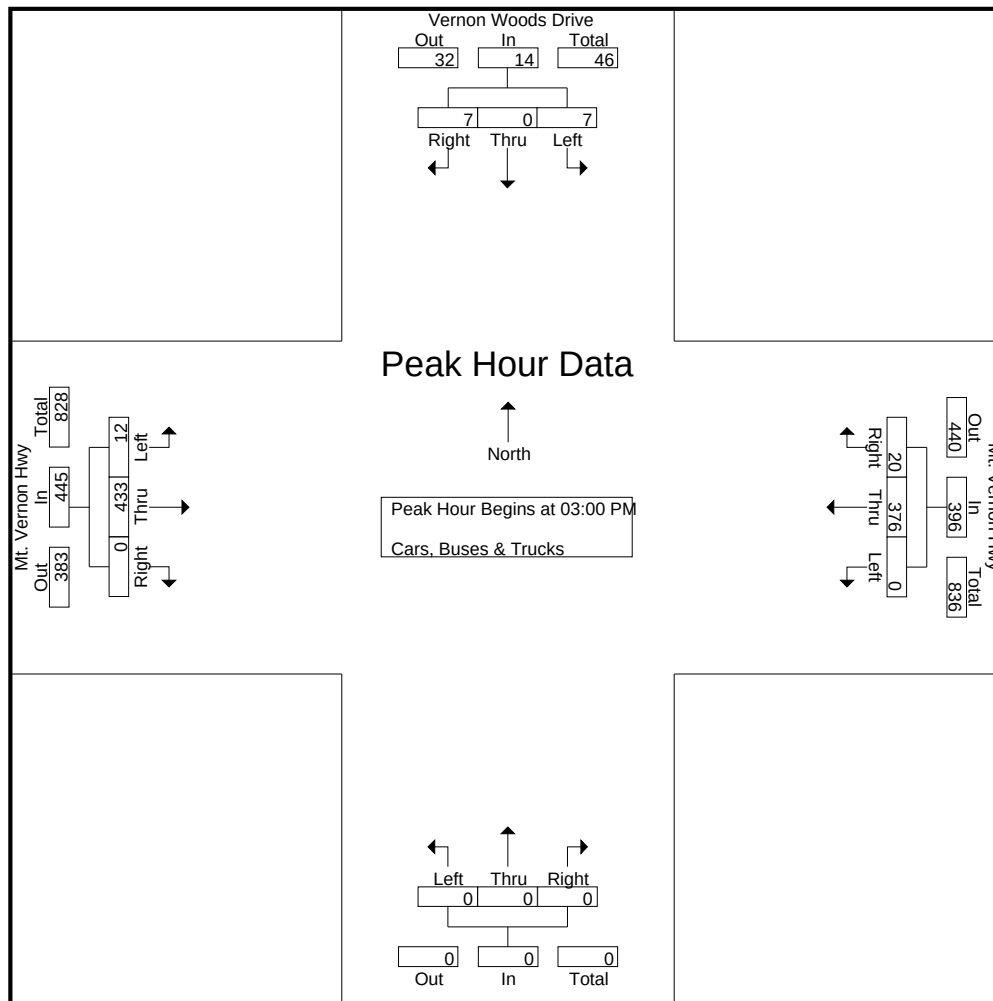
File Name : 20240410

Site Code : 20240410

Start Date : 11-01-2024

Page No : 3

	Northbound				Vernon Woods Drive Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 03:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:00 PM																	
03:00 PM	0	0	0	0	1	0	4	5	4	94	0	98	0	77	3	80	183
03:15 PM	0	0	0	0	2	0	2	4	2	107	0	109	0	79	4	83	196
03:30 PM	0	0	0	0	3	0	0	3	4	107	0	111	0	112	8	120	234
03:45 PM	0	0	0	0	1	0	1	2	2	125	0	127	0	108	5	113	242
Total Volume	0	0	0	0	7	0	7	14	12	433	0	445	0	376	20	396	855
% App. Total	0	0	0	0	50	0	50	50	2.7	97.3	0	97.3	0	94.9	5.1	94.9	97.3
PHF	.000	.000	.000	.000	.583	.000	.438	.700	.750	.866	.000	.876	.000	.839	.625	.825	.883



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mt. Vernon Hwy @ Vernon Woods Drive

1pm - 10pm

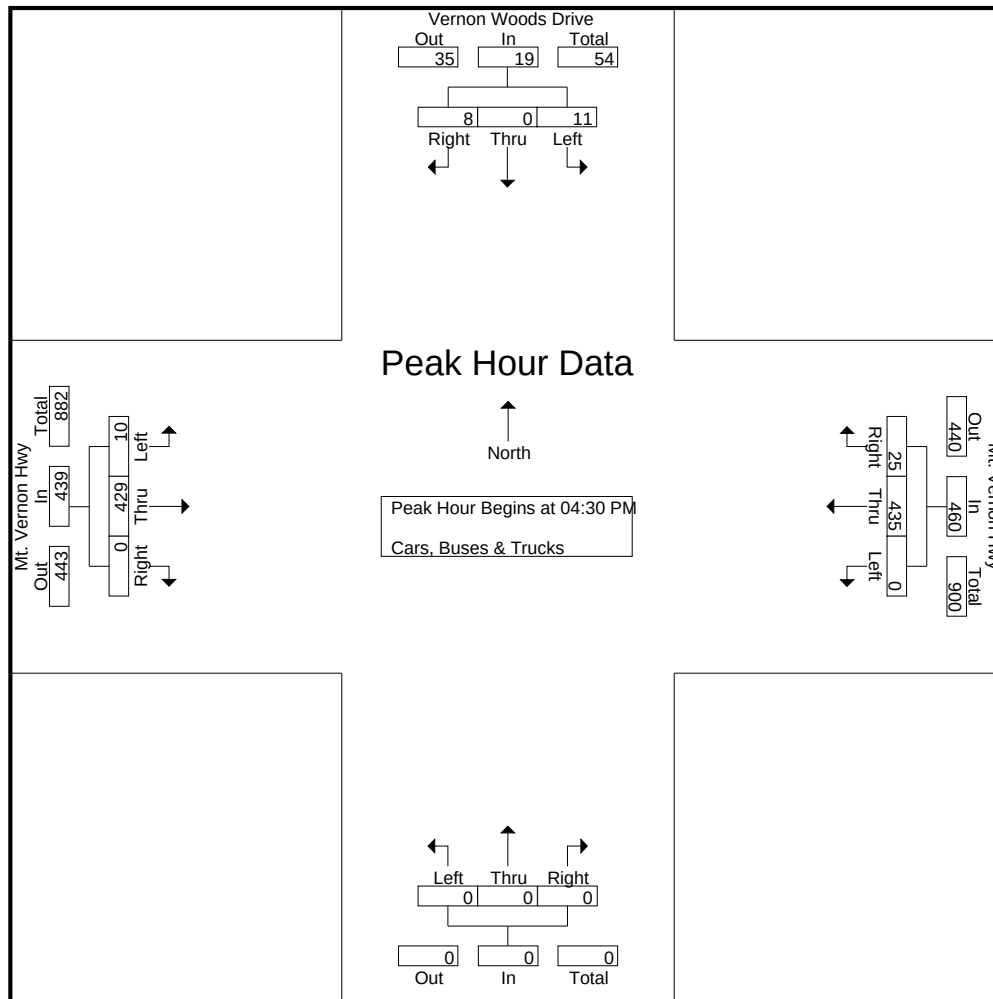
File Name : 20240410

Site Code : 20240410

Start Date : 11-01-2024

Page No : 4

	Northbound				Vernon Woods Drive Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	0	0	0	1	0	1	2	2	106	0	108	0	114	6	120	230
04:45 PM	0	0	0	0	5	0	1	6	2	115	0	117	0	121	5	126	249
05:00 PM	0	0	0	0	4	0	5	9	4	107	0	111	0	95	9	104	224
05:15 PM	0	0	0	0	1	0	1	2	2	101	0	103	0	105	5	110	215
Total Volume	0	0	0	0	11	0	8	19	10	429	0	439	0	435	25	460	918
% App. Total	0	0	0		57.9	0	42.1		2.3	97.7	0		0	94.6	5.4		
PHF	.000	.000	.000	.000	.550	.000	.400	.528	.625	.933	.000	.938	.000	.899	.694	.913	.922



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mt. Vernon Hwy @ Vernon Woods Drive

1pm - 10pm

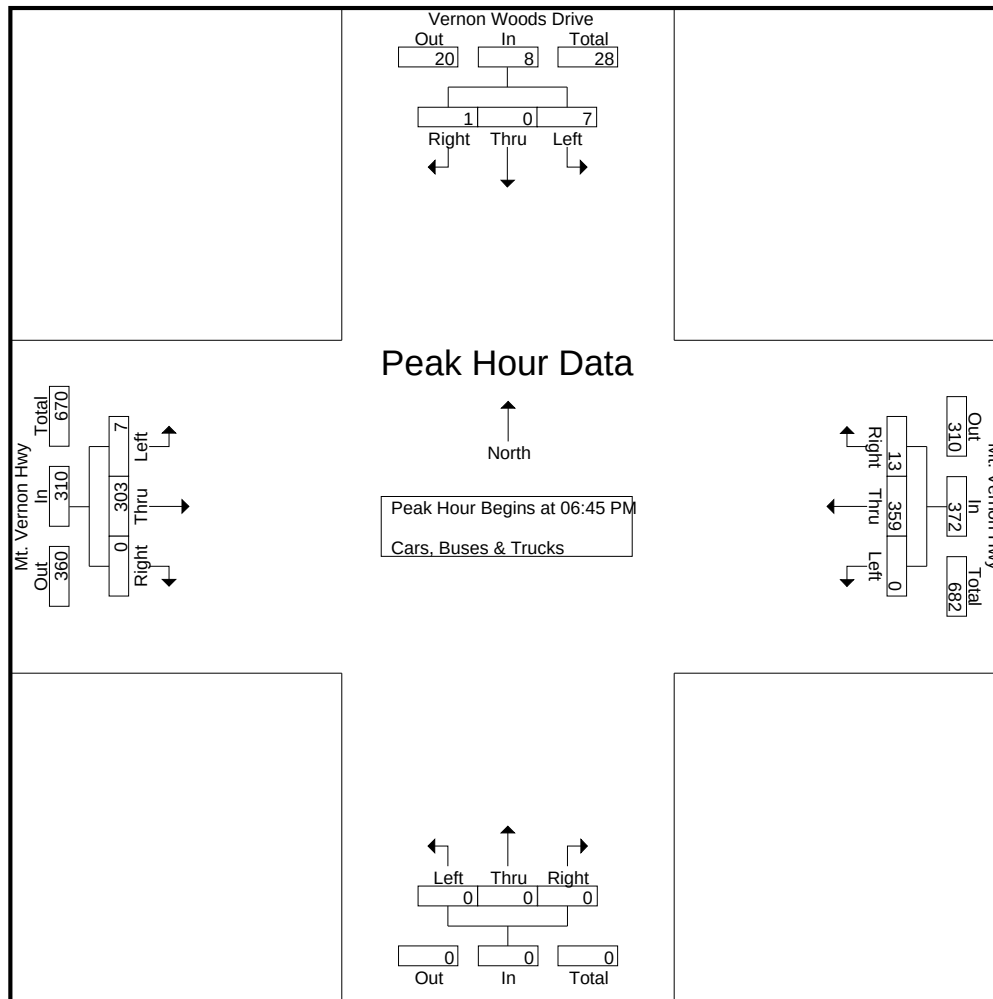
File Name : 20240410

Site Code : 20240410

Start Date : 11-01-2024

Page No : 5

	Northbound				Vernon Woods Drive Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 PM to 07:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 06:45 PM																	
06:45 PM	0	0	0	0	1	0	0	1	1	76	0	77	0	72	4	76	154
07:00 PM	0	0	0	0	2	0	0	2	4	78	0	82	0	82	3	85	169
07:15 PM	0	0	0	0	3	0	0	3	1	83	0	84	0	106	2	108	195
07:30 PM	0	0	0	0	1	0	1	2	1	66	0	67	0	99	4	103	172
Total Volume	0	0	0	0	7	0	1	8	7	303	0	310	0	359	13	372	690
% App. Total	0	0	0		87.5	0	12.5		2.3	97.7	0		0	96.5	3.5		
PHF	.000	.000	.000	.000	.583	.000	.250	.667	.438	.913	.000	.923	.000	.847	.813	.861	.885



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Misty Creek Church

Drwy

1pm - 10pm

File Name : 20240411

Site Code : 20240411

Start Date : 11-01-2024

Page No : 1

Groups Printed- Cars, Buses & Trucks

	Northbound				Misty Creek Church Secondary Driveway Southbound				Mount Vernon Hwy Eastbound				Mount Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
01:00 PM	0	0	0	0	1	0	0	1	0	106	0	106	0	63	0	63	170
01:15 PM	0	0	0	0	0	0	0	0	1	120	0	121	0	81	0	81	202
01:30 PM	0	0	0	0	1	0	2	3	1	106	0	107	0	84	0	84	194
01:45 PM	0	0	0	0	0	0	2	2	0	102	0	102	0	96	0	96	200
Total	0	0	0	0	2	0	4	6	2	434	0	436	0	324	0	324	766
02:00 PM	0	0	0	0	2	0	2	4	1	90	0	91	0	82	0	82	177
02:15 PM	0	0	0	0	0	0	0	0	0	86	0	86	0	85	0	85	171
02:30 PM	0	0	0	0	1	0	0	1	1	97	0	98	0	86	0	86	185
02:45 PM	0	0	0	0	1	0	1	2	1	75	0	76	0	138	0	138	216
Total	0	0	0	0	4	0	3	7	3	348	0	351	0	391	0	391	749
03:00 PM	0	0	0	0	0	0	0	0	1	89	0	90	0	99	0	99	189
03:15 PM	0	0	0	0	0	0	0	0	0	92	0	92	0	108	2	110	202
03:30 PM	0	0	0	0	0	0	0	0	1	93	0	94	0	136	2	138	232
03:45 PM	0	0	0	0	0	0	1	1	4	109	0	113	0	131	3	134	248
Total	0	0	0	0	0	0	1	1	6	383	0	389	0	474	7	481	871
04:00 PM	0	0	0	0	0	0	0	0	12	98	0	110	0	101	2	103	213
04:15 PM	0	0	0	0	0	0	1	1	12	84	0	96	0	92	3	95	192
04:30 PM	0	0	0	0	1	0	1	2	3	104	0	107	0	118	0	118	227
04:45 PM	0	0	0	0	3	0	3	6	6	120	0	126	0	119	1	120	252
Total	0	0	0	0	4	0	5	9	33	406	0	439	0	430	6	436	884
05:00 PM	0	0	0	0	4	0	2	6	1	114	0	115	0	89	0	89	210
05:15 PM	0	0	0	0	4	0	5	9	0	111	0	111	0	102	2	104	224
05:30 PM	0	0	0	0	7	0	5	12	1	92	0	93	0	85	0	85	190
05:45 PM	0	0	0	0	3	0	2	5	1	92	0	93	0	103	0	103	201
Total	0	0	0	0	18	0	14	32	3	409	0	412	0	379	2	381	825
06:00 PM	0	0	0	0	1	0	1	2	0	96	0	96	0	82	0	82	180
06:15 PM	0	0	0	0	0	0	1	1	0	86	0	86	0	91	0	91	178
06:30 PM	0	0	0	0	0	0	0	0	0	91	0	91	0	60	0	60	151
06:45 PM	0	0	0	0	0	0	0	0	0	76	0	76	0	78	0	78	154
Total	0	0	0	0	1	0	2	3	0	349	0	349	0	311	0	311	663
07:00 PM	0	0	0	0	0	0	0	0	1	96	0	97	0	69	0	69	166
07:15 PM	0	0	0	0	1	0	0	1	0	141	0	141	0	71	0	71	213
07:30 PM	0	0	0	0	2	0	2	4	0	95	0	95	0	64	0	64	163
07:45 PM	0	0	0	0	0	0	0	0	0	63	0	63	0	43	0	43	106
Total	0	0	0	0	3	0	2	5	1	395	0	396	0	247	0	247	648
08:00 PM	0	0	0	0	0	0	1	1	0	43	0	43	0	55	0	55	99
08:15 PM	0	0	0	0	0	0	0	0	0	55	0	55	0	33	0	33	88
08:30 PM	0	0	0	0	0	0	0	0	0	45	0	45	0	34	0	34	79
08:45 PM	0	0	0	0	0	0	0	0	0	45	0	45	0	21	0	21	66
Total	0	0	0	0	0	0	1	1	0	188	0	188	0	143	0	143	332
09:00 PM	0	0	0	0	0	0	0	0	0	42	0	42	0	23	0	23	65

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data
Mount Vernon Hwy @ Misty Creek Church
Drwy
1pm - 10pm

File Name : 20240411
Site Code : 20240411
Start Date : 11-01-2024
Page No : 2

Groups Printed- Cars, Buses & Trucks

	Northbound				Misty Creek Church Secndary Driveway Southbound				Mount Vernon Hwy Eastbound				Mount Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
09:15 PM	0	0	0	0	0	0	0	0	0	24	0	24	0	19	0	19	43
09:30 PM	0	0	0	0	0	0	0	0	0	28	0	28	0	24	0	24	52
09:45 PM	0	0	0	0	0	0	0	0	0	35	0	35	0	18	0	18	53
Total	0	0	0	0	0	0	0	0	0	129	0	129	0	84	0	84	213
Grand Total	0	0	0	0	32	0	32	64	48	3041	0	3089	0	2783	15	2798	5951
Apprch %	0	0	0		50	0	50		1.6	98.4	0		0	99.5	0.5		
Total %	0	0	0		0.5	0	0.5	1.1	0.8	51.1	0	51.9	0	46.8	0.3	47	

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Misty Creek Church

Drwy

1pm - 10pm

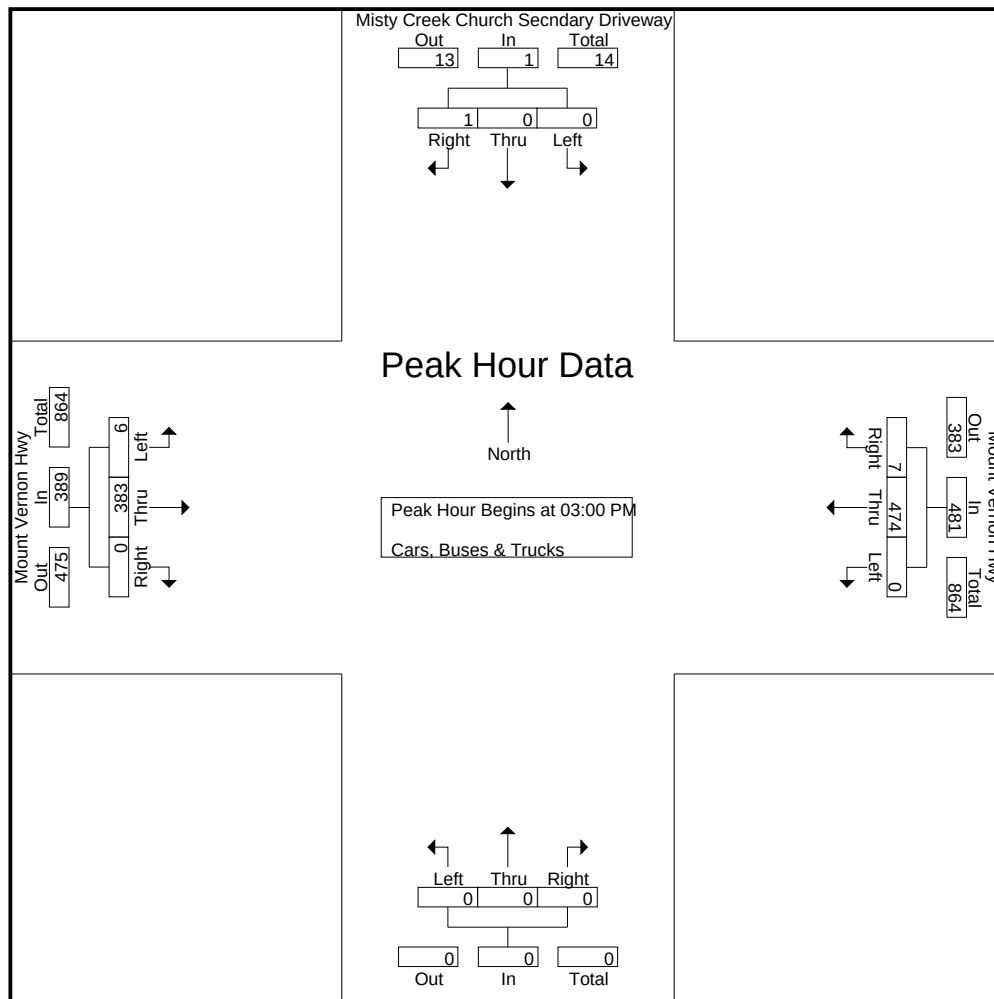
File Name : 20240411

Site Code : 20240411

Start Date : 11-01-2024

Page No : 3

	Northbound				Misty Creek Church Secondary Driveway Southbound				Mount Vernon Hwy Eastbound				Mount Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 03:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:00 PM																	
03:00 PM	0	0	0	0	0	0	0	0	1	89	0	90	0	99	0	99	189
03:15 PM	0	0	0	0	0	0	0	0	0	92	0	92	0	108	2	110	202
03:30 PM	0	0	0	0	0	0	0	0	1	93	0	94	0	136	2	138	232
03:45 PM	0	0	0	0	0	0	1	1	4	109	0	113	0	131	3	134	248
Total Volume	0	0	0	0	0	0	1	1	6	383	0	389	0	474	7	481	871
% App. Total	0	0	0		0	0	100		1.5	98.5	0		0	98.5	1.5		
PHF	.000	.000	.000	.000	.000	.000	.250	.250	.375	.878	.000	.861	.000	.871	.583	.871	.878



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Misty Creek Church

Drwy

1pm - 10pm

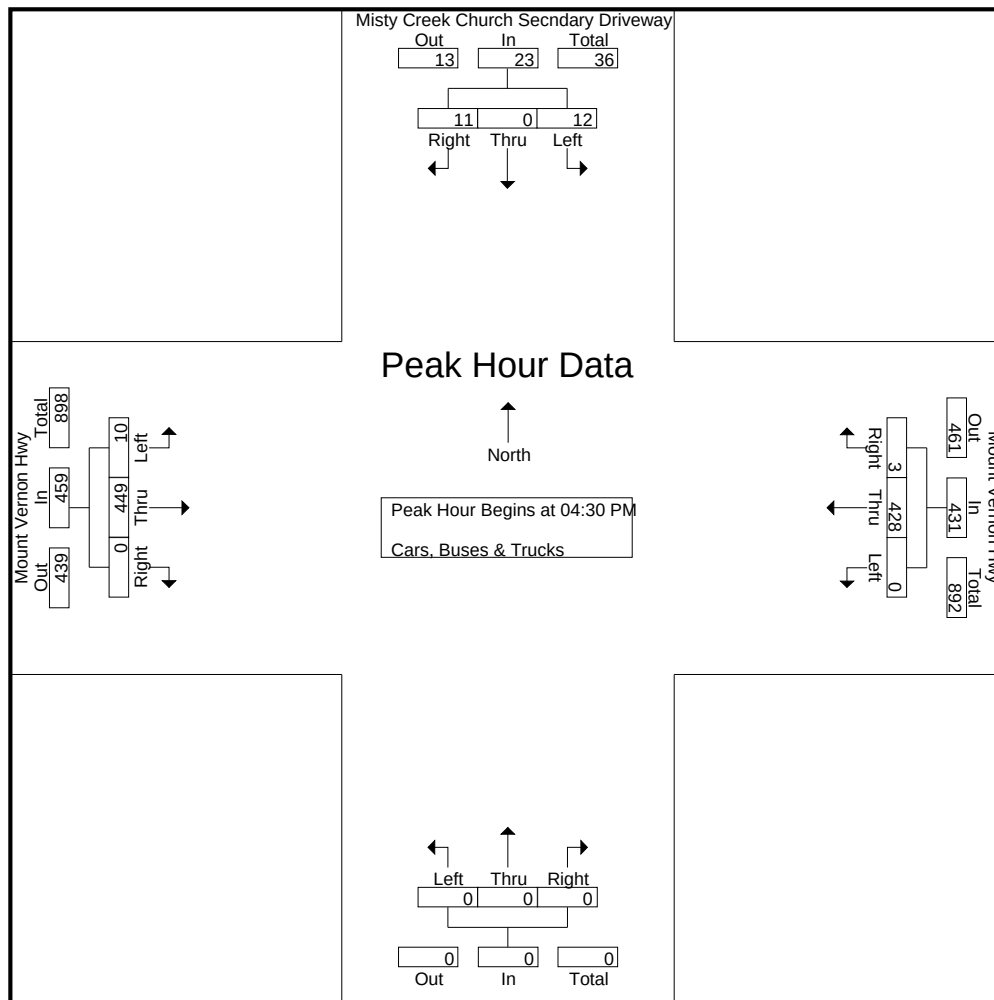
File Name : 20240411

Site Code : 20240411

Start Date : 11-01-2024

Page No : 4

	Northbound				Misty Creek Church Secondary Driveway Southbound				Mount Vernon Hwy Eastbound				Mount Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	0	0	0	1	0	1	2	3	104	0	107	0	118	0	118	227
04:45 PM	0	0	0	0	3	0	3	6	6	120	0	126	0	119	1	120	252
05:00 PM	0	0	0	0	4	0	2	6	1	114	0	115	0	89	0	89	210
05:15 PM	0	0	0	0	4	0	5	9	0	111	0	111	0	102	2	104	224
Total Volume	0	0	0	0	12	0	11	23	10	449	0	459	0	428	3	431	913
% App. Total	0	0	0		52.2	0	47.8		2.2	97.8	0		0	99.3	0.7		
PHF	.000	.000	.000	.000	.750	.000	.550	.639	.417	.935	.000	.911	.000	.899	.375	.898	.906



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Misty Creek Church

Drwy

1pm - 10pm

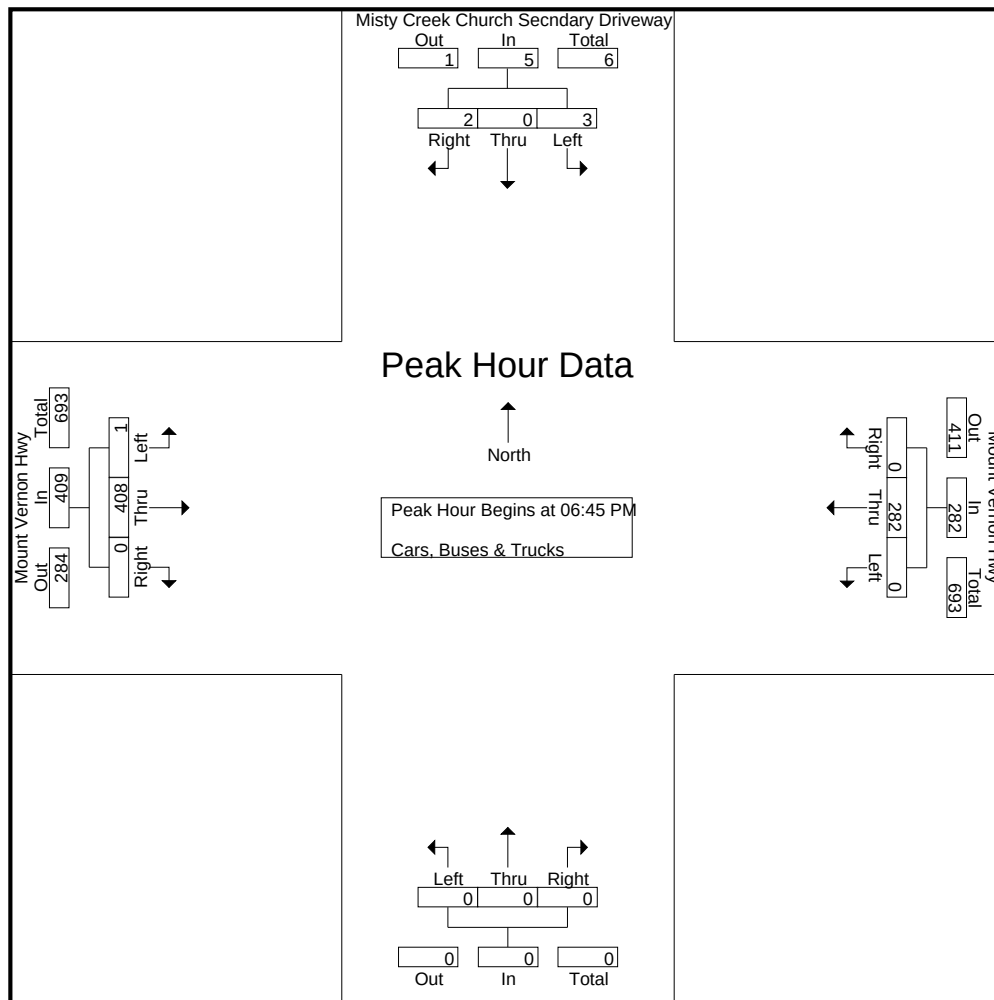
File Name : 20240411

Site Code : 20240411

Start Date : 11-01-2024

Page No : 5

	Northbound				Misty Creek Church Secondary Driveway Southbound				Mount Vernon Hwy Eastbound				Mount Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 PM to 07:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 06:45 PM																	
06:45 PM	0	0	0	0	0	0	0	0	0	76	0	76	0	78	0	78	154
07:00 PM	0	0	0	0	0	0	0	0	1	96	0	97	0	69	0	69	166
07:15 PM	0	0	0	0	1	0	0	1	0	141	0	141	0	71	0	71	213
07:30 PM	0	0	0	0	2	0	2	4	0	95	0	95	0	64	0	64	163
Total Volume	0	0	0	0	3	0	2	5	1	408	0	409	0	282	0	282	696
% App. Total	0	0	0		60	0	40		0.2	99.8	0		0	100	0		
PHF	.000	.000	.000	.000	.375	.000	.250	.313	.250	.723	.000	.725	.000	.904	.000	.904	.817



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Glenridge Drive

3pm - 7pm

File Name : 20240412

Site Code : 20240412

Start Date : 11-01-2024

Page No : 1

Groups Printed- Cars, Buses & Trucks

	Mount Vernon Hwy Northbound				Mount Vernon Hwy Southbound				Glenridge Drive Eastbound				Glenridge Drive Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
03:00 PM	9	47	16	72	3	36	14	53	13	65	6	84	12	82	12	106	315
03:15 PM	17	38	14	69	4	37	8	49	13	61	8	82	23	81	17	121	321
03:30 PM	15	61	12	88	4	30	15	49	17	76	7	100	30	93	12	135	372
03:45 PM	12	45	15	72	5	26	18	49	18	86	7	111	26	121	9	156	388
Total	53	191	57	301	16	129	55	200	61	288	28	377	91	377	50	518	1396
04:00 PM	14	45	8	67	5	26	8	39	22	60	7	89	29	76	9	114	309
04:15 PM	12	46	12	70	8	43	12	63	10	74	6	90	32	78	9	119	342
04:30 PM	6	40	13	59	2	35	22	59	8	82	10	100	35	82	10	127	345
04:45 PM	9	39	17	65	3	24	15	42	24	82	17	123	24	87	14	125	355
Total	41	170	50	261	18	128	57	203	64	298	40	402	120	323	42	485	1351
05:00 PM	5	47	12	64	13	32	11	56	18	92	17	127	32	60	24	116	363
05:15 PM	8	45	12	65	6	38	20	64	11	83	12	106	46	76	12	134	369
05:30 PM	9	57	11	77	3	32	12	47	7	77	13	97	23	75	8	106	327
05:45 PM	9	47	12	68	4	25	12	41	17	88	10	115	26	80	8	114	338
Total	31	196	47	274	26	127	55	208	53	340	52	445	127	291	52	470	1397
06:00 PM	2	30	5	37	3	22	9	34	14	75	5	94	19	68	10	97	262
06:15 PM	4	31	8	43	4	30	12	46	12	67	4	83	12	72	4	88	260
06:30 PM	2	29	11	42	7	26	9	42	12	67	7	86	14	49	4	67	237
06:45 PM	5	19	13	37	3	22	7	32	10	65	2	77	18	65	3	86	232
Total	13	109	37	159	17	100	37	154	48	274	18	340	63	254	21	338	991
Grand Total	138	666	191	995	77	484	204	765	226	1200	138	1564	401	1245	165	1811	5135
Apprch %	13.9	66.9	19.2		10.1	63.3	26.7		14.5	76.7	8.8		22.1	68.7	9.1		
Total %	2.7	13	3.7	19.4	1.5	9.4	4	14.9	4.4	23.4	2.7	30.5	7.8	24.2	3.2	35.3	

A & R Engineering, Inc.

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Marietta, GA 30067

TMC Data

Mount Vernon Hwy @ Glenridge Drive

3pm - 7pm

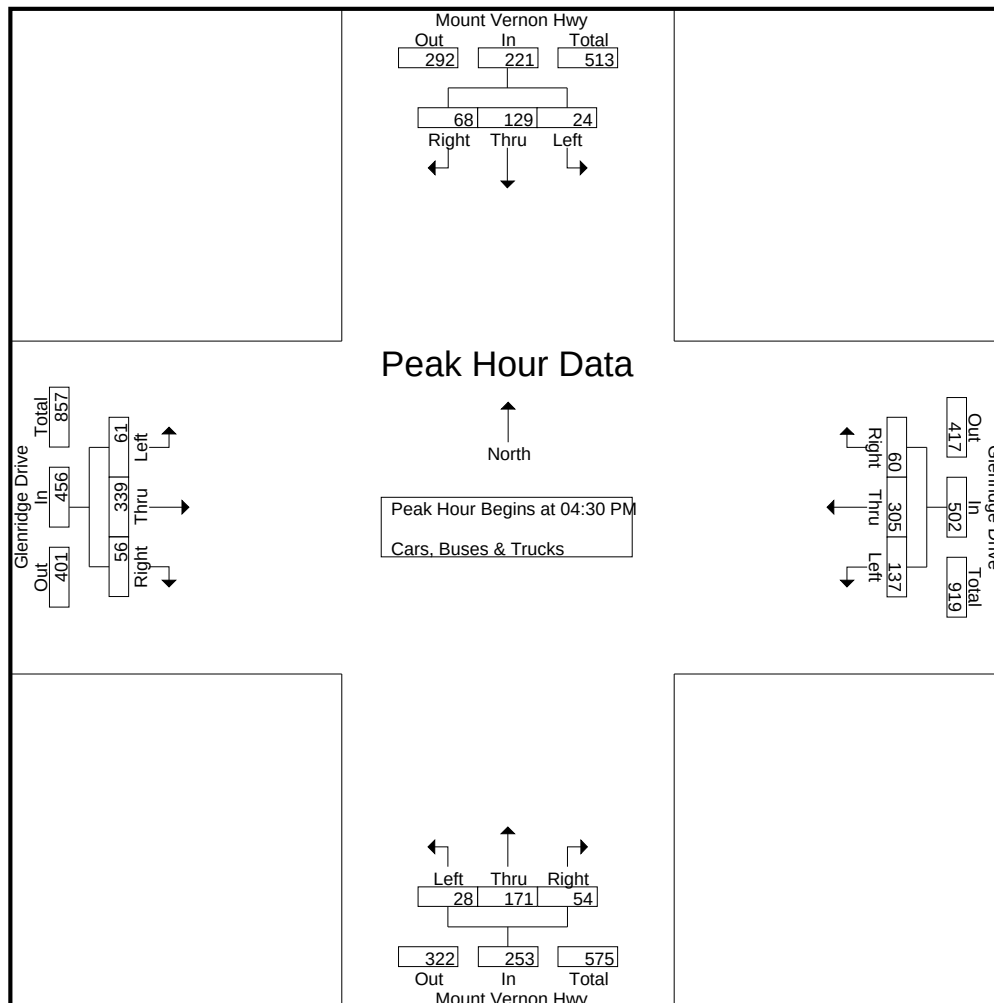
File Name : 20240412

Site Code : 20240412

Start Date : 11-01-2024

Page No : 2

	Mount Vernon Hwy Northbound				Mount Vernon Hwy Southbound				Glenridge Drive Eastbound				Glenridge Drive Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	6	40	13	59	2	35	22	59	8	82	10	100	35	82	10	127	345
04:45 PM	9	39	17	65	3	24	15	42	24	82	17	123	24	87	14	125	355
05:00 PM	5	47	12	64	13	32	11	56	18	92	17	127	32	60	24	116	363
05:15 PM	8	45	12	65	6	38	20	64	11	83	12	106	46	76	12	134	369
Total Volume	28	171	54	253	24	129	68	221	61	339	56	456	137	305	60	502	1432
% App. Total	11.1	67.6	21.3		10.9	58.4	30.8		13.4	74.3	12.3		27.3	60.8	12		
PHF	.778	.910	.794	.973	.462	.849	.773	.863	.635	.921	.824	.898	.745	.876	.625	.937	.970



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mt. Vernon Hwy @ Mt. Vernon School Lower

Campus Drwy

1pm - 10pm

File Name : 20240413

Site Code : 20240413

Start Date : 11-01-2024

Page No : 1

Groups Printed- Cars, Buses & Trucks

	Mt. Vernon School Lower Campus Drwy Northbound				Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
01:00 PM	0	0	3	3	0	0	0	0	0	97	1	98	2	59	0	61	162
01:15 PM	0	0	0	0	0	0	0	0	0	116	0	116	2	68	0	70	186
01:30 PM	0	0	2	2	0	0	0	0	0	102	0	102	0	74	0	74	178
01:45 PM	1	0	1	2	0	0	0	0	0	99	0	99	2	86	0	88	189
Total	1	0	6	7	0	0	0	0	0	414	1	415	6	287	0	293	715
02:00 PM	0	0	3	3	0	0	0	0	0	85	0	85	1	72	0	73	161
02:15 PM	1	0	0	1	0	0	0	0	0	87	0	87	0	79	0	79	167
02:30 PM	1	0	2	3	0	0	0	0	0	104	1	105	1	70	0	71	179
02:45 PM	3	0	1	4	0	0	0	0	0	78	0	78	4	123	0	127	209
Total	5	0	6	11	0	0	0	0	0	354	1	355	6	344	0	350	716
03:00 PM	1	0	1	2	0	0	0	0	0	97	0	97	1	80	0	81	180
03:15 PM	0	0	3	3	0	0	0	0	0	106	0	106	3	78	0	81	190
03:30 PM	1	0	1	2	0	0	0	0	0	110	0	110	1	111	0	112	224
03:45 PM	1	0	2	3	0	0	0	0	0	125	1	126	2	107	0	109	238
Total	3	0	7	10	0	0	0	0	0	438	1	439	7	376	0	383	832
04:00 PM	1	0	3	4	0	0	0	0	0	108	1	109	6	85	0	91	204
04:15 PM	0	0	2	2	0	0	0	0	0	93	2	95	11	75	0	86	183
04:30 PM	1	0	3	4	0	0	0	0	0	105	2	107	12	103	0	115	226
04:45 PM	0	0	2	2	0	0	0	0	0	115	2	117	10	112	0	122	241
Total	2	0	10	12	0	0	0	0	0	421	7	428	39	375	0	414	854
05:00 PM	1	0	5	6	0	0	0	0	0	106	0	106	13	87	0	100	212
05:15 PM	5	0	1	6	0	0	0	0	0	102	2	104	5	101	0	106	216
05:30 PM	3	0	3	6	0	0	0	0	0	94	0	94	0	93	0	93	193
05:45 PM	1	0	1	2	0	0	0	0	0	87	1	88	3	97	0	100	190
Total	10	0	10	20	0	0	0	0	0	389	3	392	21	378	0	399	811
06:00 PM	0	0	2	2	0	0	0	0	0	89	1	90	1	80	0	81	173
06:15 PM	1	0	2	3	0	0	0	0	0	88	1	89	1	90	0	91	183
06:30 PM	1	0	5	6	0	0	0	0	0	83	0	83	0	61	0	61	150
06:45 PM	1	0	2	3	0	0	0	0	0	75	1	76	0	72	0	72	151
Total	3	0	11	14	0	0	0	0	0	335	3	338	2	303	0	305	657
07:00 PM	0	0	3	3	0	0	0	0	0	79	0	79	0	82	0	82	164
07:15 PM	5	0	15	20	0	0	0	0	0	69	1	70	4	102	0	106	196
07:30 PM	5	0	9	14	0	0	0	0	0	58	1	59	5	95	0	100	173
07:45 PM	3	0	6	9	0	0	0	0	0	42	0	42	0	51	0	51	102
Total	13	0	33	46	0	0	0	0	0	248	2	250	9	330	0	339	635
08:00 PM	0	0	0	0	0	0	0	0	0	41	0	41	0	52	0	52	93
08:15 PM	0	0	0	0	0	0	0	0	0	54	0	54	2	28	0	30	84
08:30 PM	0	0	2	2	0	0	0	0	0	42	0	42	0	32	0	32	76
08:45 PM	0	0	0	0	0	0	0	0	0	44	0	44	0	18	0	18	62
Total	0	0	2	2	0	0	0	0	0	181	0	181	2	130	0	132	315
09:00 PM	0	0	1	1	0	0	0	0	0	40	0	40	0	21	0	21	62

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mt. Vernon Hwy @ Mt. Vernon School Lower

Campus Drwy

1pm - 10pm

File Name : 20240413

Site Code : 20240413

Start Date : 11-01-2024

Page No : 2

Groups Printed- Cars, Buses & Trucks

	Mt. Vernon School Lower Campus Drwy Northbound				Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
09:15 PM	0	0	1	1	0	0	0	0	0	24	0	24	0	15	0	15	40
09:30 PM	0	0	0	0	0	0	0	0	0	27	0	27	0	23	0	23	50
09:45 PM	0	0	0	0	0	0	0	0	0	32	0	32	0	16	0	16	48
Total	0	0	2	2	0	0	0	0	0	123	0	123	0	75	0	75	200
Grand Total	37	0	87	124	0	0	0	0	0	2903	18	2921	92	2598	0	2690	5735
Apprch %	29.8	0	70.2		0	0	0		0	99.4	0.6		3.4	96.6	0		
Total %	0.6	0	1.5	2.2	0	0	0	0	0	50.6	0.3	50.9	1.6	45.3	0	46.9	

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

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TMC Data

Mt. Vernon Hwy @ Mt. Vernon School Lower

Campus Drwy

1pm - 10pm

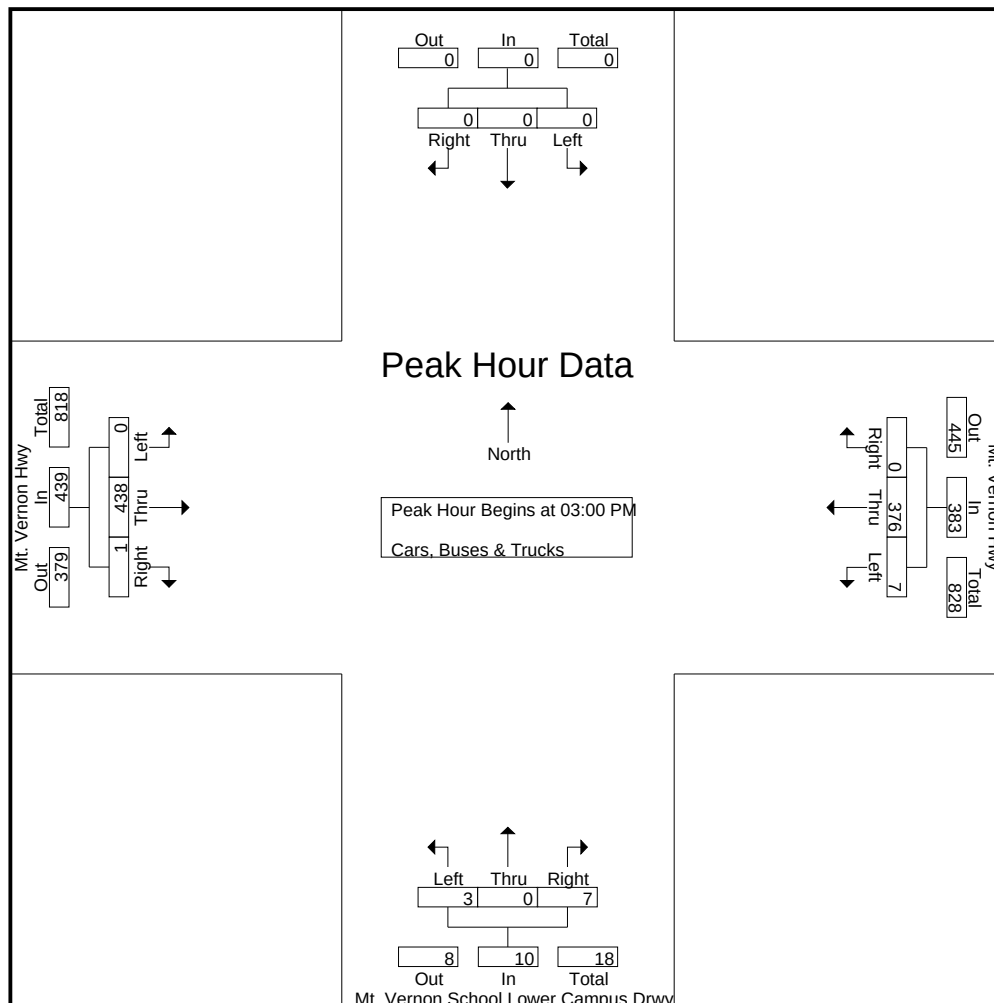
File Name : 20240413

Site Code : 20240413

Start Date : 11-01-2024

Page No : 3

	Mt. Vernon School Lower Campus Drwy Northbound				Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 03:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 03:00 PM																	
03:00 PM	1	0	1	2	0	0	0	0	0	97	0	97	1	80	0	81	180
03:15 PM	0	0	3	3	0	0	0	0	0	106	0	106	3	78	0	81	190
03:30 PM	1	0	1	2	0	0	0	0	0	110	0	110	1	111	0	112	224
03:45 PM	1	0	2	3	0	0	0	0	0	125	1	126	2	107	0	109	238
Total Volume	3	0	7	10	0	0	0	0	0	438	1	439	7	376	0	383	832
% App. Total	30	0	70		0	0	0		0	99.8	0.2		1.8	98.2	0		
PHF	.750	.000	.583	.833	.000	.000	.000	.000	.000	.876	.250	.871	.583	.847	.000	.855	.874



A & R Engineering, Inc.

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Marietta, GA 30067

TMC Data

Mt. Vernon Hwy @ Mt. Vernon School Lower

Campus Drwy

1pm - 10pm

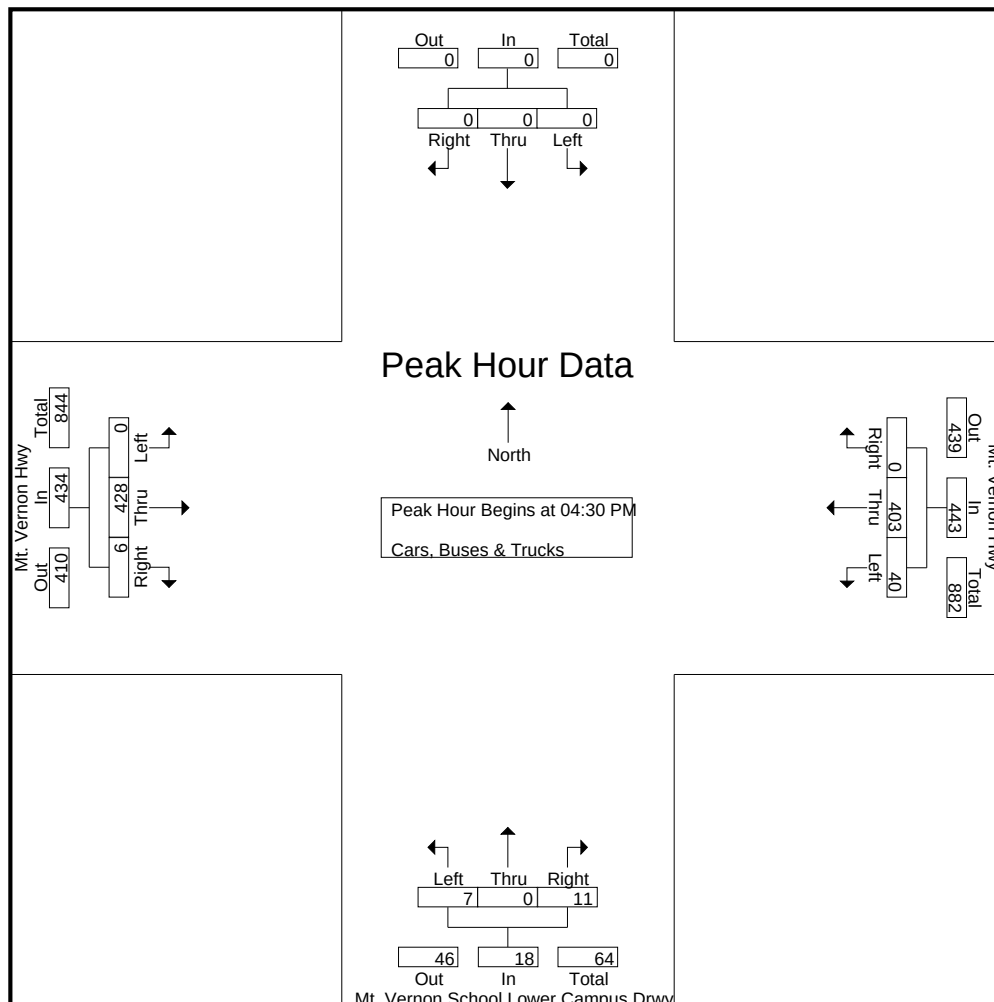
File Name : 20240413

Site Code : 20240413

Start Date : 11-01-2024

Page No : 4

	Mt. Vernon School Lower Campus Drwy Northbound				Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	1	0	3	4	0	0	0	0	0	105	2	107	12	103	0	115	226
04:45 PM	0	0	2	2	0	0	0	0	0	115	2	117	10	112	0	122	241
05:00 PM	1	0	5	6	0	0	0	0	0	106	0	106	13	87	0	100	212
05:15 PM	5	0	1	6	0	0	0	0	0	102	2	104	5	101	0	106	216
Total Volume	7	0	11	18	0	0	0	0	0	428	6	434	40	403	0	443	895
% App. Total	38.9	0	61.1		0	0	0		0	98.6	1.4		9	91	0		
PHF	.350	.000	.550	.750	.000	.000	.000	.000	.000	.930	.750	.927	.769	.900	.000	.908	.928



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'

Marietta, GA 30067

TMC Data

Mt. Vernon Hwy @ Mt. Vernon School Lower

Campus Drwy

1pm - 10pm

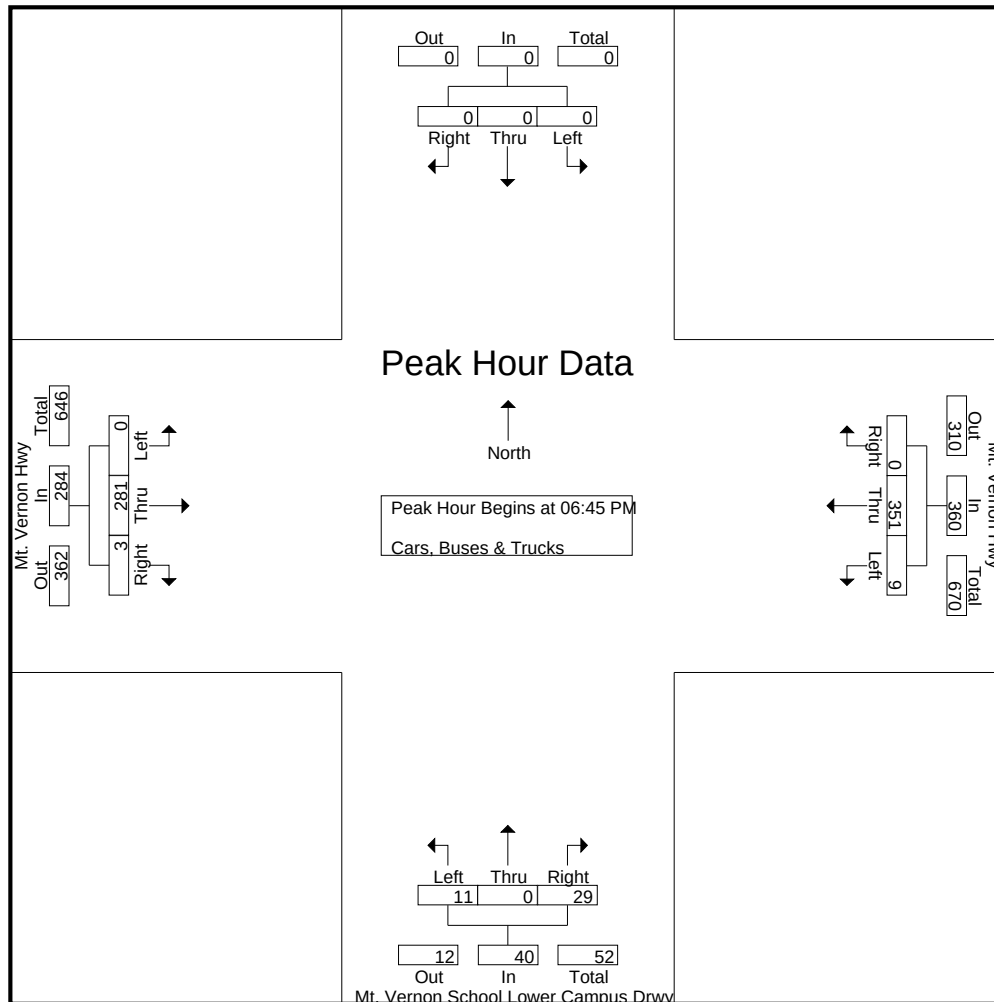
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Site Code : 20240413

Start Date : 11-01-2024

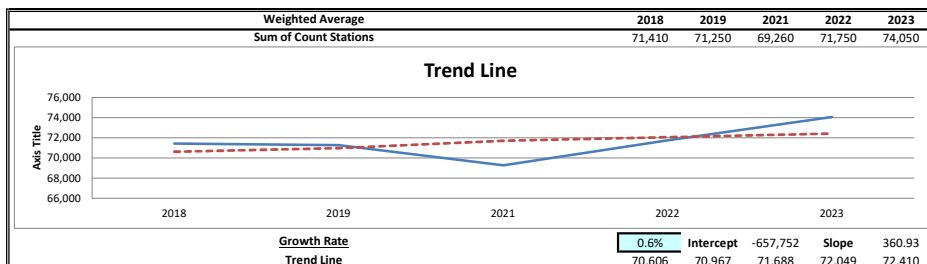
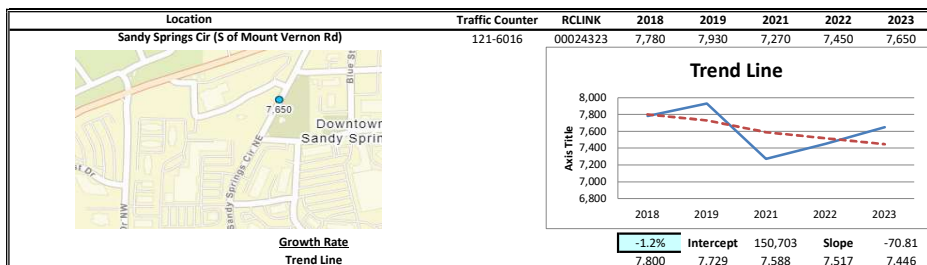
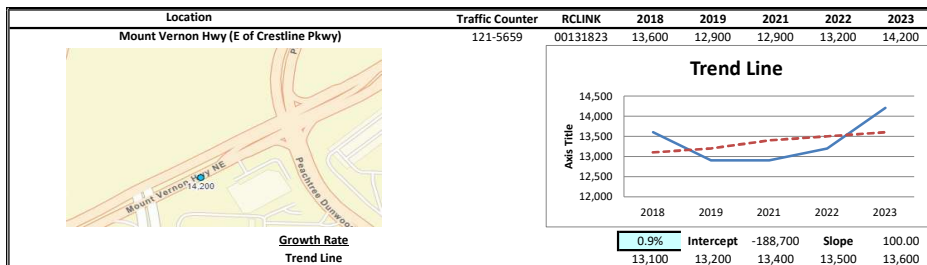
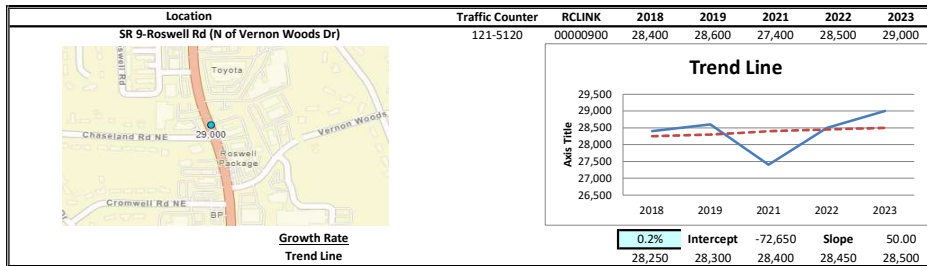
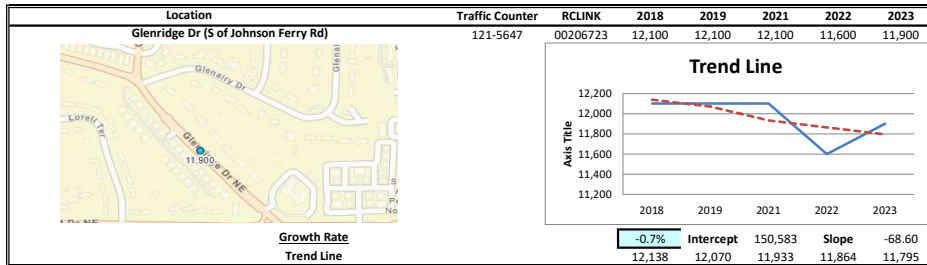
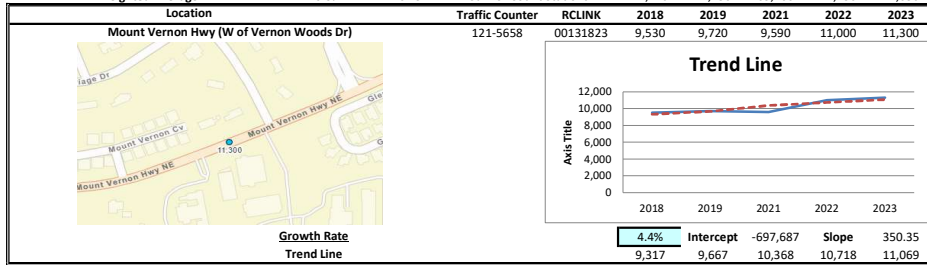
Page No : 5

	Mt. Vernon School Lower Campus Drwy Northbound				Southbound				Mt. Vernon Hwy Eastbound				Mt. Vernon Hwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 06:00 PM to 07:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 06:45 PM																	
06:45 PM	1	0	2	3	0	0	0	0	0	75	1	76	0	72	0	72	151
07:00 PM	0	0	3	3	0	0	0	0	0	79	0	79	0	82	0	82	164
07:15 PM	5	0	15	20	0	0	0	0	0	69	1	70	4	102	0	106	196
07:30 PM	5	0	9	14	0	0	0	0	0	58	1	59	5	95	0	100	173
Total Volume	11	0	29	40	0	0	0	0	0	281	3	284	9	351	0	360	684
% App. Total	27.5	0	72.5		0	0	0		0	98.9	1.1		2.5	97.5	0		
PHF	.550	.000	.483	.500	.000	.000	.000	.000	.000	.889	.750	.899	.450	.860	.000	.849	.872



LINEAR REGRESSION OF DAILY TRAFFIC

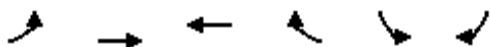
Location	Growth Rate	R Squared	Station ID	Route	2018	2019	2021	2022	2023
Mount Vernon Hwy (W of Vernon Woods Dr)	4.4%	0.73	121-5658	00131823	9,530	9,720	9,590	11,000	11,300
Glenridge Dr (S of Johnson Ferry Rd)	-0.7%	0.42	121-5647	00206723	12,100	12,100	12,100	11,600	11,900
SR 9-Roswell Rd (N of Vernon Woods Dr)	0.2%	0.03	121-5120	00000900	28,400	28,600	27,400	28,500	29,000
Mount Vernon Hwy (E of Crestline Pkwy)	0.9%	0.14	121-5659	00131823	13,600	12,900	12,900	13,200	14,200
Sandy Springs Cir (S of Mount Vernon Rd)	-1.2%	0.31	121-6016	00024323	7,780	7,930	7,270	7,450	7,650
Weighted Average	0.6%	0.19	Sum of Count Stations =		71,410	71,250	69,260	71,750	74,050



EXISTING INTERSECTION ANALYSIS

Timings
1: Mt Vernon Hwy & Mt Vernon School Drwy

1a. Existing 2024 - Dismissal
11/14/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	64	376	382	93	13	14
Future Volume (vph)	64	376	382	93	13	14
Lane Group Flow (vph)	72	422	429	104	15	16
Turn Type	pm+pt	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		4	
Permitted Phases	6			2		4
Detector Phase	1	6	2	2	4	4
Switch Phase						
Minimum Initial (s)	5.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	23.5	23.5	23.5
Total Split (s)	17.0	66.0	49.0	49.0	24.0	24.0
Total Split (%)	18.9%	73.3%	54.4%	54.4%	26.7%	26.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
v/c Ratio	0.09	0.26	0.31	0.09	0.12	0.12
Control Delay	1.9	2.1	6.3	1.5	40.7	20.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	1.9	2.1	6.3	1.5	40.7	20.0
Queue Length 50th (ft)	6	43	93	0	8	0
Queue Length 95th (ft)	14	72	153	16	27	20
Internal Link Dist (ft)		301	537		146	
Turn Bay Length (ft)	105			130		
Base Capacity (vph)	838	1640	1402	1216	363	338
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.26	0.31	0.09	0.04	0.05

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: Mt Vernon Hwy & Mt Vernon School Drwy

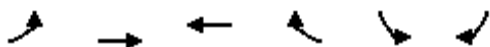


HCM 6th Signalized Intersection Summary

1: Mt Vernon Hwy & Mt Vernon School Drwy

1a. Existing 2024 - Dismissal

11/14/2024



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	64	376	382	93	13	14
Future Volume (veh/h)	64	376	382	93	13	14
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	72	422	429	0	15	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	810	1603	1402		37	
Arrive On Green	0.05	0.86	0.75	0.00	0.02	0.00
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	72	422	429	0	15	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	0.7	3.8	6.7	0.0	0.7	0.0
Cycle Q Clear(g_c), s	0.7	3.8	6.7	0.0	0.7	0.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	810	1603	1402		37	
V/C Ratio(X)	0.09	0.26	0.31		0.40	
Avail Cap(c_a), veh/h	955	1603	1402		366	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	2.0	1.2	3.7	0.0	43.5	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.6	0.0	6.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.7	2.2	0.0	0.4	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.1	1.6	4.2	0.0	50.4	0.0
LnGrp LOS	A	A	A		D	
Approach Vol, veh/h		494	429		15	
Approach Delay, s/veh		1.7	4.2		50.4	
Approach LOS		A	A		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	9.7	73.0		7.4		82.6
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5
Max Green Setting (Gmax), s	11.5	43.5		18.5		60.5
Max Q Clear Time (g_c+I1), s	2.7	8.7		2.7		5.8
Green Ext Time (p_c), s	0.1	6.1		0.0		6.5

Intersection Summary

HCM 6th Ctrl Delay	3.6
HCM 6th LOS	A

Notes

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection

Int Delay, s/veh 0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	2	1	3	1	30	271	8	2	183	7
Future Vol, veh/h	1	1	2	1	3	1	30	271	8	2	183	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	2	1	3	1	34	304	9	2	206	8

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	593	595	210	593	595	309	214	0	0	313	0	0
Stage 1	214	214	-	377	377	-	-	-	-	-	-	-
Stage 2	379	381	-	216	218	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	417	417	830	417	417	731	1356	-	-	1247	-	-
Stage 1	788	725	-	644	616	-	-	-	-	-	-	-
Stage 2	643	613	-	786	723	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	404	404	830	405	404	731	1356	-	-	1247	-	-
Mov Cap-2 Maneuver	404	404	-	405	404	-	-	-	-	-	-	-
Stage 1	764	724	-	625	598	-	-	-	-	-	-	-
Stage 2	619	595	-	781	722	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	11.7		13.2		0.7		0.1	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1356	-	-	543	444	1247	-	-
HCM Lane V/C Ratio	0.025	-	-	0.008	0.013	0.002	-	-
HCM Control Delay (s)	7.7	0	-	11.7	13.2	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0	-	-

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	438	1	7	376	3	7
Future Vol, veh/h	438	1	7	376	3	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	503	1	8	432	3	8
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	504	0	952	504
Stage 1	-	-	-	-	504	-
Stage 2	-	-	-	-	448	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1061	-	288	568
Stage 1	-	-	-	-	607	-
Stage 2	-	-	-	-	644	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1061	-	285	568
Mov Cap-2 Maneuver	-	-	-	-	285	-
Stage 1	-	-	-	-	607	-
Stage 2	-	-	-	-	638	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.2		13.4	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	438	-	-	1061	-	
HCM Lane V/C Ratio	0.025	-	-	0.008	-	
HCM Control Delay (s)	13.4	-	-	8.4	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0	-	

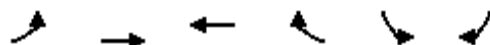
Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	383	474	7	0	1
Future Vol, veh/h	6	383	474	7	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	435	539	8	0	1
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	547	0	-	0	992	543
Stage 1	-	-	-	-	543	-
Stage 2	-	-	-	-	449	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1022	-	-	-	272	540
Stage 1	-	-	-	-	582	-
Stage 2	-	-	-	-	643	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1022	-	-	-	270	540
Mov Cap-2 Maneuver	-	-	-	-	270	-
Stage 1	-	-	-	-	577	-
Stage 2	-	-	-	-	643	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.1	0		11.7		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1022	-	-	-	540	
HCM Lane V/C Ratio	0.007	-	-	-	0.002	
HCM Control Delay (s)	8.5	0	-	-	11.7	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0	

Timings

1: Mt Vernon Hwy & Mt Vernon School Drwy

1b. Existing 2024 - PM

11/14/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	18	384	377	16	28	35
Future Volume (vph)	18	384	377	16	28	35
Lane Group Flow (vph)	20	427	419	18	31	39
Turn Type	pm+pt	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		4	
Permitted Phases	6			2		4
Detector Phase	1	6	2	2	4	4
Switch Phase						
Minimum Initial (s)	5.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	23.5	23.5	23.5
Total Split (s)	16.0	65.0	49.0	49.0	25.0	25.0
Total Split (%)	17.8%	72.2%	54.4%	54.4%	27.8%	27.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
v/c Ratio	0.03	0.27	0.29	0.01	0.22	0.24
Control Delay	2.2	2.8	5.3	2.6	41.9	16.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	2.2	2.8	5.3	2.6	41.9	16.5
Queue Length 50th (ft)	2	46	45	0	17	0
Queue Length 95th (ft)	6	83	150	7	44	30
Internal Link Dist (ft)		301	537		146	
Turn Bay Length (ft)	105			130		
Base Capacity (vph)	813	1555	1456	1241	383	373
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.02	0.27	0.29	0.01	0.08	0.10

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: Mt Vernon Hwy & Mt Vernon School Drwy

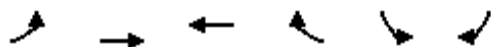


HCM 6th Signalized Intersection Summary

1: Mt Vernon Hwy & Mt Vernon School Drwy

1b. Existing 2024 - PM

11/14/2024



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	18	384	377	16	28	35
Future Volume (veh/h)	18	384	377	16	28	35
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	20	427	419	0	31	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	786	1575	1419		64	
Arrive On Green	0.02	0.84	0.76	0.00	0.04	0.00
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	20	427	419	0	31	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	0.2	4.2	6.3	0.0	1.5	0.0
Cycle Q Clear(g_c), s	0.2	4.2	6.3	0.0	1.5	0.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	786	1575	1419		64	
V/C Ratio(X)	0.03	0.27	0.30		0.48	
Avail Cap(c_a), veh/h	955	1575	1419		386	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	2.2	1.5	3.4	0.0	42.6	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.5	0.0	5.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.7	1.8	0.0	0.8	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.2	1.9	3.9	0.0	48.1	0.0
LnGrp LOS	A	A	A		D	
Approach Vol, veh/h		447	419		31	
Approach Delay, s/veh		1.9	3.9		48.1	
Approach LOS		A	A		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	7.5	73.8		8.7		81.3
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5
Max Green Setting (Gmax), s	10.5	43.5		19.5		59.5
Max Q Clear Time (g_c+I1), s	2.2	8.3		3.5		6.2
Green Ext Time (p_c), s	0.0	5.5		0.0		6.1

Intersection Summary

HCM 6th Ctrl Delay	4.4
HCM 6th LOS	A

Notes

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection

Int Delay, s/veh 1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	1	23	7	1	5	4	275	2	2	175	1
Future Vol, veh/h	4	1	23	7	1	5	4	275	2	2	175	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	27	8	1	6	5	324	2	2	206	1

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	550	547	207	560	546	325	207	0	0	326	0	0
Stage 1	211	211	-	335	335	-	-	-	-	-	-	-
Stage 2	339	336	-	225	211	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	446	445	833	439	445	716	1364	-	-	1234	-	-
Stage 1	791	728	-	679	643	-	-	-	-	-	-	-
Stage 2	676	642	-	778	728	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	439	442	833	422	442	716	1364	-	-	1234	-	-
Mov Cap-2 Maneuver	439	442	-	422	442	-	-	-	-	-	-	-
Stage 1	788	727	-	676	640	-	-	-	-	-	-	-
Stage 2	667	639	-	750	727	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	10.3		12.4		0.1		0.1	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1364	-	-	718	503	1234	-	-
HCM Lane V/C Ratio	0.003	-	-	0.046	0.03	0.002	-	-
HCM Control Delay (s)	7.6	0	-	10.3	12.4	7.9	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-	-

HCM 6th TWSC
3: Mt Vernon Sch Lower Campus Drwy & Mt Vernon Hwy

1b. Existing 2024 - PM

11/14/2024

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	389	3	21	378	10	10
Future Vol, veh/h	389	3	21	378	10	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	418	3	23	406	11	11
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	421	0	872	420
Stage 1	-	-	-	-	420	-
Stage 2	-	-	-	-	452	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1138	-	321	633
Stage 1	-	-	-	-	663	-
Stage 2	-	-	-	-	641	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1138	-	313	633
Mov Cap-2 Maneuver	-	-	-	-	313	-
Stage 1	-	-	-	-	663	-
Stage 2	-	-	-	-	624	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.4		14.1	
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	419	-	-	1138	-	
HCM Lane V/C Ratio	0.052	-	-	0.02	-	
HCM Control Delay (s)	14.1	-	-	8.2	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-	

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	409	379	2	18	14
Future Vol, veh/h	3	409	379	2	18	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	449	416	2	20	15
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	418	0	-	0	872	417
Stage 1	-	-	-	-	417	-
Stage 2	-	-	-	-	455	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1141	-	-	-	321	636
Stage 1	-	-	-	-	665	-
Stage 2	-	-	-	-	639	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1141	-	-	-	320	636
Mov Cap-2 Maneuver	-	-	-	-	320	-
Stage 1	-	-	-	-	662	-
Stage 2	-	-	-	-	639	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.1	0		14.6		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1141	-	-	-	409	
HCM Lane V/C Ratio	0.003	-	-	-	0.086	
HCM Control Delay (s)	8.2	0	-	-	14.6	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.3	

Timings
5: Glenridge Dr & Mt Vernon Hwy

1b. Existing 2024 - PM

11/14/2024



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations									
Traffic Volume (vph)	61	339	137	305	28	171	24	129	68
Future Volume (vph)	61	339	137	305	28	171	24	129	68
Lane Group Flow (vph)	63	407	141	376	0	261	0	158	70
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA	Perm
Protected Phases	1	6	5	2		8		4	
Permitted Phases	6		2		8		4		4
Detector Phase	1	6	5	2	8	8	4	4	4
Switch Phase									
Minimum Initial (s)	5.0	15.0	5.0	15.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	15.0	23.5	15.0	23.5	23.5	23.5	23.5	23.5	23.5
Total Split (s)	15.0	47.0	17.0	49.0	36.0	36.0	36.0	36.0	36.0
Total Split (%)	15.0%	47.0%	17.0%	49.0%	36.0%	36.0%	36.0%	36.0%	36.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0		0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5		5.5		5.5	5.5
Lead/Lag	Lead	Lag	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes	Yes					
Recall Mode	None	C-Min	None	C-Min	None	None	None	None	None
v/c Ratio	0.10	0.41	0.23	0.36		0.75		0.48	0.18
Control Delay	7.0	16.0	7.4	14.0		50.1		39.0	5.4
Queue Delay	0.0	0.0	0.0	0.0		0.0		0.0	0.0
Total Delay	7.0	16.0	7.4	14.0		50.1		39.0	5.4
Queue Length 50th (ft)	12	139	27	121		157		90	0
Queue Length 95th (ft)	31	260	60	224		224		140	24
Internal Link Dist (ft)		238		570		358		215	
Turn Bay Length (ft)			340						100
Base Capacity (vph)	679	1001	651	1058		523		490	543
Starvation Cap Reductn	0	0	0	0		0		0	0
Spillback Cap Reductn	0	0	0	0		0		0	0
Storage Cap Reductn	0	0	0	0		0		0	0
Reduced v/c Ratio	0.09	0.41	0.22	0.36		0.50		0.32	0.13

Intersection Summary

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

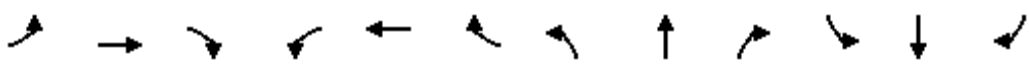
Splits and Phases: 5: Glenridge Dr & Mt Vernon Hwy



HCM 6th Signalized Intersection Summary 5: Glenridge Dr & Mt Vernon Hwy

1b. Existing 2024 - PM

11/14/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	339	56	137	305	60	28	171	54	24	129	68
Future Volume (veh/h)	61	339	56	137	305	60	28	171	54	24	129	68
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	63	349	58	141	314	0	29	176	56	25	133	70
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	710	937	156	636	1139		61	220	66	70	290	293
Arrive On Green	0.04	0.60	0.60	0.05	0.61	0.00	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1781	1564	260	1781	1870	0	111	1191	356	155	1571	1585
Grp Volume(v), veh/h	63	0	407	141	314	0	261	0	0	158	0	70
Grp Sat Flow(s),veh/h/ln	1781	0	1824	1781	1870	0	1658	0	0	1726	0	1585
Q Serve(g_s), s	1.3	0.0	11.5	3.0	7.9	0.0	7.8	0.0	0.0	0.0	0.0	3.8
Cycle Q Clear(g_c), s	1.3	0.0	11.5	3.0	7.9	0.0	15.3	0.0	0.0	7.5	0.0	3.8
Prop In Lane	1.00		0.14	1.00		0.00	0.11		0.21	0.16		1.00
Lane Grp Cap(c), veh/h	710	0	1093	636	1139		347	0	0	361	0	293
V/C Ratio(X)	0.09	0.00	0.37	0.22	0.28		0.75	0.00	0.00	0.44	0.00	0.24
Avail Cap(c_a), veh/h	806	0	1093	751	1139		550	0	0	565	0	483
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	6.9	0.0	10.3	7.4	9.2	0.0	39.4	0.0	0.0	36.3	0.0	34.8
Incr Delay (d2), s/veh	0.1	0.0	1.0	0.2	0.6	0.0	3.3	0.0	0.0	0.8	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	4.5	1.0	3.1	0.0	6.4	0.0	0.0	3.5	0.0	1.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.0	0.0	11.3	7.6	9.8	0.0	42.7	0.0	0.0	37.1	0.0	35.2
LnGrp LOS	A	A	B	A	A		D	A	A	D	A	D
Approach Vol, veh/h	470			455			261			228		
Approach Delay, s/veh	10.7			9.1			42.7			36.5		
Approach LOS	B			A			D			D		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.6	66.4		24.0	10.6	65.4		24.0				
Change Period (Y+Rc), s	5.5	5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s	9.5	43.5		30.5	11.5	41.5		30.5				
Max Q Clear Time (g_c+I1), s	3.3	9.9		9.5	5.0	13.5		17.3				
Green Ext Time (p_c), s	0.0	3.8		1.0	0.2	5.0		1.2				
Intersection Summary												
HCM 6th Ctrl Delay	20.3											
HCM 6th LOS	C											

Notes

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	429	435	25	11	8
Future Vol, veh/h	10	429	435	25	11	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	466	473	27	12	9
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	500	0	-	0	975	487
Stage 1	-	-	-	-	487	-
Stage 2	-	-	-	-	488	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1064	-	-	-	279	581
Stage 1	-	-	-	-	618	-
Stage 2	-	-	-	-	617	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1064	-	-	-	275	581
Mov Cap-2 Maneuver	-	-	-	-	275	-
Stage 1	-	-	-	-	609	-
Stage 2	-	-	-	-	617	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.2	0		15.8		
HCM LOS				C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1064	-	-	-	353	
HCM Lane V/C Ratio	0.01	-	-	-	0.059	
HCM Control Delay (s)	8.4	0	-	-	15.8	
HCM Lane LOS	A	A	-	-	C	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

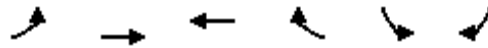
**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS**

Timings

2a. No Build 2025 - Dismissal

1: Mt Vernon Hwy & Mt Vernon School Drwy

11/14/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	64	380	386	93	13	14
Future Volume (vph)	64	380	386	93	13	14
Lane Group Flow (vph)	72	427	434	104	15	16
Turn Type	pm+pt	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		4	
Permitted Phases	6			2		4
Detector Phase	1	6	2	2	4	4
Switch Phase						
Minimum Initial (s)	5.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	23.5	23.5	23.5
Total Split (s)	17.0	66.0	49.0	49.0	24.0	24.0
Total Split (%)	18.9%	73.3%	54.4%	54.4%	26.7%	26.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
v/c Ratio	0.09	0.26	0.31	0.09	0.12	0.12
Control Delay	1.9	2.2	6.3	1.5	40.7	20.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	1.9	2.2	6.3	1.5	40.7	20.0
Queue Length 50th (ft)	6	43	95	0	8	0
Queue Length 95th (ft)	14	73	154	16	27	20
Internal Link Dist (ft)		301	537		146	
Turn Bay Length (ft)	250			220		
Base Capacity (vph)	834	1640	1402	1217	363	338
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.26	0.31	0.09	0.04	0.05

Intersection Summary

Cycle Length: 90

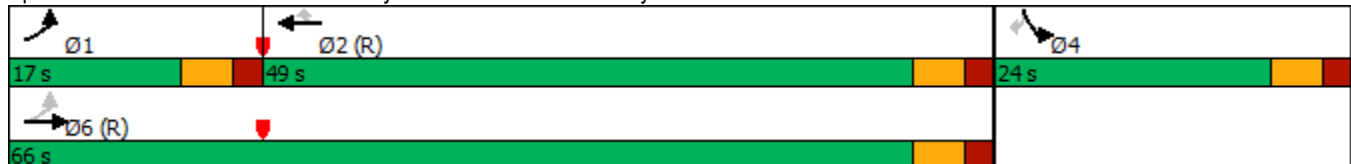
Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: Mt Vernon Hwy & Mt Vernon School Drwy

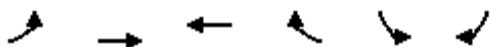


HCM 6th Signalized Intersection Summary

1: Mt Vernon Hwy & Mt Vernon School Drwy

2a. No Build 2025 - Dismissal

11/14/2024



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	64	380	386	93	13	14
Future Volume (veh/h)	64	380	386	93	13	14
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	72	427	434	0	15	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	806	1603	1402		37	
Arrive On Green	0.05	0.86	0.75	0.00	0.02	0.00
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	72	427	434	0	15	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	0.7	3.8	6.8	0.0	0.7	0.0
Cycle Q Clear(g_c), s	0.7	3.8	6.8	0.0	0.7	0.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	806	1603	1402		37	
V/C Ratio(X)	0.09	0.27	0.31		0.40	
Avail Cap(c_a), veh/h	951	1603	1402		366	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	2.0	1.2	3.7	0.0	43.5	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.6	0.0	6.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.7	2.3	0.0	0.4	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.1	1.6	4.3	0.0	50.4	0.0
LnGrp LOS	A	A	A		D	
Approach Vol, veh/h		499	434		15	
Approach Delay, s/veh		1.7	4.3		50.4	
Approach LOS		A	A		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	9.7	73.0		7.4		82.6
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5
Max Green Setting (Gmax), s	11.5	43.5		18.5		60.5
Max Q Clear Time (g_c+I1), s	2.7	8.8		2.7		5.8
Green Ext Time (p_c), s	0.1	6.2		0.0		6.6

Intersection Summary

HCM 6th Ctrl Delay	3.6
HCM 6th LOS	A

Notes

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	2	1	3	1	30	274	8	2	185	7
Future Vol, veh/h	1	1	2	1	3	1	30	274	8	2	185	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	2	1	3	1	34	308	9	2	208	8
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	599	601	212	599	601	313	216	0	0	317	0	0
Stage 1	216	216	-	381	381	-	-	-	-	-	-	-
Stage 2	383	385	-	218	220	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	413	414	828	413	414	727	1354	-	-	1243	-	-
Stage 1	786	724	-	641	613	-	-	-	-	-	-	-
Stage 2	640	611	-	784	721	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	399	400	828	401	400	727	1354	-	-	1243	-	-
Mov Cap-2 Maneuver	399	400	-	401	400	-	-	-	-	-	-	-
Stage 1	762	723	-	621	594	-	-	-	-	-	-	-
Stage 2	616	592	-	779	720	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	11.7		13.3			0.7			0.1			
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1354	-	-	539	440	1243	-	-				
HCM Lane V/C Ratio	0.025	-	-	0.008	0.013	0.002	-	-				
HCM Control Delay (s)	7.7	0	-	11.7	13.3	7.9	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0	-	-				

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	442	1	7	380	3	7
Future Vol, veh/h	442	1	7	380	3	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	508	1	8	437	3	8

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	509
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1056
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1056
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	12.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	507	-	-	1056	-
HCM Lane V/C Ratio	0.021	-	-	0.008	-
HCM Control Delay (s)	12.3	-	-	8.4	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	387	479	7	0	1
Future Vol, veh/h	6	387	479	7	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	440	544	8	0	1

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	552	0	0 1002 548
Stage 1	-	-	- 548 -
Stage 2	-	-	- 454 -
Critical Hdwy	4.12	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3.518 3.318
Pot Cap-1 Maneuver	1018	-	- 269 536
Stage 1	-	-	- 579 -
Stage 2	-	-	- 640 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1018	-	- 267 536
Mov Cap-2 Maneuver	-	-	- 267 -
Stage 1	-	-	- 574 -
Stage 2	-	-	- 640 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11.7
HCM LOS			B

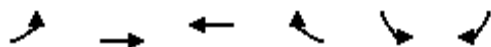
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1018	-	-	-	536
HCM Lane V/C Ratio	0.007	-	-	-	0.002
HCM Control Delay (s)	8.6	0	-	-	11.7
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Timings

1: Mt Vernon Hwy & Mt Vernon School Drwy

2b. No Build 2025 - PM

11/14/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	18	388	381	16	28	35
Future Volume (vph)	18	388	381	16	28	35
Lane Group Flow (vph)	20	431	423	18	31	39
Turn Type	pm+pt	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		4	
Permitted Phases	6			2		4
Detector Phase	1	6	2	2	4	4
Switch Phase						
Minimum Initial (s)	5.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	23.5	23.5	23.5
Total Split (s)	15.0	65.0	50.0	50.0	25.0	25.0
Total Split (%)	16.7%	72.2%	55.6%	55.6%	27.8%	27.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
v/c Ratio	0.03	0.28	0.29	0.01	0.22	0.24
Control Delay	2.2	2.8	5.3	2.6	41.9	16.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	2.2	2.8	5.3	2.6	41.9	16.5
Queue Length 50th (ft)	2	47	46	0	17	0
Queue Length 95th (ft)	6	83	152	7	44	30
Internal Link Dist (ft)		301	537		146	
Turn Bay Length (ft)	250			220		
Base Capacity (vph)	800	1555	1456	1241	383	373
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.03	0.28	0.29	0.01	0.08	0.10

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: Mt Vernon Hwy & Mt Vernon School Drwy

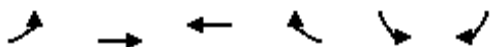


HCM 6th Signalized Intersection Summary

1: Mt Vernon Hwy & Mt Vernon School Drwy

2b. No Build 2025 - PM

11/14/2024



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	18	388	381	16	28	35
Future Volume (veh/h)	18	388	381	16	28	35
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	20	431	423	0	31	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	783	1575	1419		64	
Arrive On Green	0.02	0.84	0.76	0.00	0.04	0.00
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	20	431	423	0	31	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	0.2	4.3	6.3	0.0	1.5	0.0
Cycle Q Clear(g_c), s	0.2	4.3	6.3	0.0	1.5	0.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	783	1575	1419		64	
V/C Ratio(X)	0.03	0.27	0.30		0.48	
Avail Cap(c_a), veh/h	932	1575	1419		386	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	2.2	1.5	3.4	0.0	42.6	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.5	0.0	5.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.7	1.8	0.0	0.8	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.2	1.9	3.9	0.0	48.1	0.0
LnGrp LOS	A	A	A		D	
Approach Vol, veh/h		451	423		31	
Approach Delay, s/veh		1.9	3.9		48.1	
Approach LOS		A	A		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	7.5	73.8		8.7		81.3
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5
Max Green Setting (Gmax), s	9.5	44.5		19.5		59.5
Max Q Clear Time (g_c+I1), s	2.2	8.3		3.5		6.3
Green Ext Time (p_c), s	0.0	5.6		0.0		6.1

Intersection Summary

HCM 6th Ctrl Delay	4.4
HCM 6th LOS	A

Notes

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection

Int Delay, s/veh 1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	1	23	7	1	5	4	278	2	2	177	1
Future Vol, veh/h	4	1	23	7	1	5	4	278	2	2	177	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	27	8	1	6	5	327	2	2	208	1

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	555	552	209	565	551	328	209	0	0	329	0	0
Stage 1	213	213	-	338	338	-	-	-	-	-	-	-
Stage 2	342	339	-	227	213	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	442	442	831	436	442	713	1362	-	-	1231	-	-
Stage 1	789	726	-	676	641	-	-	-	-	-	-	-
Stage 2	673	640	-	776	726	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	435	439	831	419	439	713	1362	-	-	1231	-	-
Mov Cap-2 Maneuver	435	439	-	419	439	-	-	-	-	-	-	-
Stage 1	786	725	-	673	638	-	-	-	-	-	-	-
Stage 2	664	637	-	748	725	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	10.3		12.4		0.1		0.1	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1362	-	-	715 500	1231	-	-
HCM Lane V/C Ratio	0.003	-	-	0.046 0.031	0.002	-	-
HCM Control Delay (s)	7.7	0	-	10.3 12.4	7.9	0	-
HCM Lane LOS	A	A	-	B B	A A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1 0.1	0	-	-

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	393	3	21	382	10	10
Future Vol, veh/h	393	3	21	382	10	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	423	3	23	411	11	11
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	426	0	882	425
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	457	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1133	-	317	629
Stage 1	-	-	-	-	659	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1133	-	309	629
Mov Cap-2 Maneuver	-	-	-	-	433	-
Stage 1	-	-	-	-	659	-
Stage 2	-	-	-	-	621	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.4		12.3	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	513	-	-	1133	-	
HCM Lane V/C Ratio	0.042	-	-	0.02	-	
HCM Control Delay (s)	12.3	-	-	8.2	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	413	383	2	18	14
Future Vol, veh/h	3	413	383	2	18	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	454	421	2	20	15
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	423	0	-	0	882	422
Stage 1	-	-	-	-	422	-
Stage 2	-	-	-	-	460	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1136	-	-	-	317	632
Stage 1	-	-	-	-	662	-
Stage 2	-	-	-	-	636	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1136	-	-	-	316	632
Mov Cap-2 Maneuver	-	-	-	-	316	-
Stage 1	-	-	-	-	659	-
Stage 2	-	-	-	-	636	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.1	0		14.8		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1136	-	-	-	404	
HCM Lane V/C Ratio	0.003	-	-	-	0.087	
HCM Control Delay (s)	8.2	0	-	-	14.8	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.3	

Timings

5: Glenridge Dr & Mt Vernon Hwy

2b. No Build 2025 - PM

11/14/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	62	342	57	138	308	61	28	173	55	24	130	69
Future Volume (vph)	62	342	57	138	308	61	28	173	55	24	130	69
Lane Group Flow (vph)	64	353	59	142	318	63	29	178	57	25	134	71
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	1	6		5	2			8			4	
Permitted Phases	6		6	2		2	8		8	4		4
Detector Phase	1	6	6	5	2	2	8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	15.0	23.5	23.5	23.5	23.5	23.5	23.5	23.5	23.5
Total Split (s)	17.0	50.0	50.0	19.0	52.0	52.0	31.0	31.0	31.0	31.0	31.0	31.0
Total Split (%)	17.0%	50.0%	50.0%	19.0%	52.0%	52.0%	31.0%	31.0%	31.0%	31.0%	31.0%	31.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes						
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None	None
v/c Ratio	0.08	0.31	0.06	0.20	0.27	0.06	0.17	0.64	0.24	0.19	0.49	0.23
Control Delay	4.7	11.5	1.3	5.0	10.4	1.4	37.6	50.4	38.5	38.8	44.1	7.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	4.7	11.5	1.3	5.0	10.4	1.4	37.6	50.4	38.5	38.8	44.1	7.3
Queue Length 50th (ft)	9	100	0	21	87	0	16	108	33	14	79	0
Queue Length 95th (ft)	24	186	10	47	162	11	41	168	66	37	130	28
Internal Link Dist (ft)		238			570			358			215	
Turn Bay Length (ft)			120	340		300	120		180	150		100
Base Capacity (vph)	837	1132	996	800	1183	1037	289	475	403	226	475	468
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.08	0.31	0.06	0.18	0.27	0.06	0.10	0.37	0.14	0.11	0.28	0.15

Intersection Summary

Cycle Length: 100

Actuated Cycle Length: 100

Offset: 0 (0%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 5: Glenridge Dr & Mt Vernon Hwy



HCM 6th Signalized Intersection Summary

5: Glenridge Dr & Mt Vernon Hwy

2b. No Build 2025 - PM

11/14/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	62	342	57	138	308	61	28	173	55	24	130	69
Future Volume (veh/h)	62	342	57	138	308	61	28	173	55	24	130	69
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	64	353	59	142	318	0	29	178	57	25	134	71
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	765	1209	1025	709	1223		158	261	221	128	261	221
Arrive On Green	0.04	0.65	0.65	0.05	0.65	0.00	0.14	0.14	0.14	0.14	0.14	0.14
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1177	1870	1585	1145	1870	1585
Grp Volume(v), veh/h	64	353	59	142	318	0	29	178	57	25	134	71
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1177	1870	1585	1145	1870	1585
Q Serve(g_s), s	1.2	8.2	1.4	2.6	7.1	0.0	2.3	9.1	3.2	2.1	6.6	4.0
Cycle Q Clear(g_c), s	1.2	8.2	1.4	2.6	7.1	0.0	9.0	9.1	3.2	11.2	6.6	4.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	765	1209	1025	709	1223		158	261	221	128	261	221
V/C Ratio(X)	0.08	0.29	0.06	0.20	0.26		0.18	0.68	0.26	0.20	0.51	0.32
Avail Cap(c_a), veh/h	896	1209	1025	862	1223		294	477	404	260	477	404
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	5.3	7.7	6.5	5.4	7.2	0.0	44.1	40.9	38.4	46.3	39.9	38.8
Incr Delay (d2), s/veh	0.0	0.6	0.1	0.1	0.5	0.0	0.6	3.1	0.6	0.7	1.6	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	3.1	0.4	0.8	2.7	0.0	0.7	4.3	1.3	0.6	3.1	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	5.3	8.3	6.6	5.6	7.7	0.0	44.6	44.1	39.0	47.0	41.5	39.6
LnGrp LOS	A	A	A	A	A		D	D	D	D	D	D
Approach Vol, veh/h	476			460			264			230		
Approach Delay, s/veh	7.7			7.1			43.1			41.5		
Approach LOS	A			A			D			D		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.7	70.9		19.4	10.4	70.2		19.4				
Change Period (Y+Rc), s	5.5	5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s	11.5	46.5		25.5	13.5	44.5		25.5				
Max Q Clear Time (g_c+I1), s	3.2	9.1		13.2	4.6	10.2		11.1				
Green Ext Time (p_c), s	0.1	4.0		0.8	0.2	5.0		1.0				

Intersection Summary

HCM 6th Ctrl Delay 19.5

HCM 6th LOS B

Notes

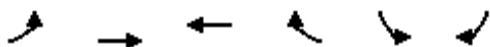
Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	433	439	25	11	8
Future Vol, veh/h	10	433	439	25	11	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	471	477	27	12	9
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	504	0	-	0	984	491
Stage 1	-	-	-	-	491	-
Stage 2	-	-	-	-	493	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1061	-	-	-	275	578
Stage 1	-	-	-	-	615	-
Stage 2	-	-	-	-	614	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1061	-	-	-	271	578
Mov Cap-2 Maneuver	-	-	-	-	271	-
Stage 1	-	-	-	-	606	-
Stage 2	-	-	-	-	614	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.2	0		16		
HCM LOS				C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1061	-	-	-	349	
HCM Lane V/C Ratio	0.01	-	-	-	0.059	
HCM Control Delay (s)	8.4	0	-	-	16	
HCM Lane LOS	A	A	-	-	C	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

FUTURE “BUILD” INTERSECTION ANALYSIS

Timings 1: Mt Vernon Hwy & Mt Vernon School Drwy

3a. Build 2025 - Dismissal
11/14/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	9	380	386	32	17	10
Future Volume (vph)	9	380	386	32	17	10
Lane Group Flow (vph)	10	427	434	36	19	11
Turn Type	pm+pt	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		4	
Permitted Phases	6			2		4
Detector Phase	1	6	2	2	4	4
Switch Phase						
Minimum Initial (s)	5.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	23.5	23.5	23.5
Total Split (s)	15.0	66.0	51.0	51.0	24.0	24.0
Total Split (%)	16.7%	73.3%	56.7%	56.7%	26.7%	26.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
v/c Ratio	0.01	0.26	0.27	0.03	0.14	0.09
Control Delay	2.0	2.2	3.6	1.6	41.0	21.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	2.0	2.2	3.6	1.6	41.0	21.7
Queue Length 50th (ft)	1	44	45	0	10	0
Queue Length 95th (ft)	4	75	145	9	31	16
Internal Link Dist (ft)		301	537		146	
Turn Bay Length (ft)	250			220		
Base Capacity (vph)	831	1637	1588	1355	363	334
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.26	0.27	0.03	0.05	0.03

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: Mt Vernon Hwy & Mt Vernon School Drwy

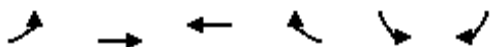


HCM 6th Signalized Intersection Summary

1: Mt Vernon Hwy & Mt Vernon School Drwy

3a. Build 2025 - Dismissal

11/14/2024



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	380	386	32	17	10
Future Volume (veh/h)	9	380	386	32	17	10
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	10	427	434	0	19	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	782	1595	1457		45	
Arrive On Green	0.01	0.85	0.78	0.00	0.03	0.00
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	10	427	434	0	19	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	0.1	3.9	6.0	0.0	0.9	0.0
Cycle Q Clear(g_c), s	0.1	3.9	6.0	0.0	0.9	0.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	782	1595	1457		45	
V/C Ratio(X)	0.01	0.27	0.30		0.42	
Avail Cap(c_a), veh/h	948	1595	1457		366	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	1.9	1.3	2.9	0.0	43.2	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.5	0.0	6.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.7	1.8	0.0	0.5	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	1.9	1.7	3.4	0.0	49.4	0.0
LnGrp LOS	A	A	A		D	
Approach Vol, veh/h		437	434		19	
Approach Delay, s/veh		1.7	3.4		49.4	
Approach LOS		A	A		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	6.6	75.6		7.8		82.2
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5
Max Green Setting (Gmax), s	9.5	45.5		18.5		60.5
Max Q Clear Time (g_c+I1), s	2.1	8.0		2.9		5.9
Green Ext Time (p_c), s	0.0	6.3		0.0		6.6

Intersection Summary

HCM 6th Ctrl Delay	3.5
HCM 6th LOS	A

Notes

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	7	1	2	0	4	274	25	15	185	0
Future Vol, veh/h	0	0	7	1	2	0	4	274	25	15	185	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	8	1	2	0	4	308	28	17	208	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	573	586	208	576	572	322	208	0	0	336	0	0
Stage 1	242	242	-	330	330	-	-	-	-	-	-	-
Stage 2	331	344	-	246	242	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	430	422	832	428	430	719	1363	-	-	1223	-	-
Stage 1	762	705	-	683	646	-	-	-	-	-	-	-
Stage 2	682	637	-	758	705	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	422	414	832	417	421	719	1363	-	-	1223	-	-
Mov Cap-2 Maneuver	422	414	-	417	421	-	-	-	-	-	-	-
Stage 1	759	694	-	680	643	-	-	-	-	-	-	-
Stage 2	677	634	-	739	694	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.4		13.6		0.1		0.6	
HCM LOS	A		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1363	-	-	832	420	1223	-	-
HCM Lane V/C Ratio	0.003	-	-	0.009	0.008	0.014	-	-
HCM Control Delay (s)	7.7	0	-	9.4	13.6	8	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	442	1	6	380	1	6
Future Vol, veh/h	442	1	6	380	1	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	508	1	7	437	1	7
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	509	0	960	509
Stage 1	-	-	-	-	509	-
Stage 2	-	-	-	-	451	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1056	-	285	564
Stage 1	-	-	-	-	604	-
Stage 2	-	-	-	-	642	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1056	-	282	564
Mov Cap-2 Maneuver	-	-	-	-	411	-
Stage 1	-	-	-	-	604	-
Stage 2	-	-	-	-	636	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		11.8	
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	536	-	-	1056	-	
HCM Lane V/C Ratio	0.014	-	-	0.007	-	
HCM Control Delay (s)	11.8	-	-	8.4	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

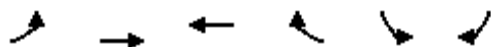
Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	387	479	0	2	4
Future Vol, veh/h	2	387	479	0	2	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	440	544	0	2	5
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	544	0	-	0	988	544
Stage 1	-	-	-	-	544	-
Stage 2	-	-	-	-	444	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1025	-	-	-	274	539
Stage 1	-	-	-	-	582	-
Stage 2	-	-	-	-	646	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1025	-	-	-	273	539
Mov Cap-2 Maneuver	-	-	-	-	273	-
Stage 1	-	-	-	-	580	-
Stage 2	-	-	-	-	646	-
Approach	EB	WB		SB		
HCM Control Delay, s	0	0		14		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1025	-	-	-	407	
HCM Lane V/C Ratio	0.002	-	-	-	0.017	
HCM Control Delay (s)	8.5	0	-	-	14	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0.1	

Timings

1: Mt Vernon Hwy & Mt Vernon School Drwy

3b. Build 2025 - PM

11/14/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	64	388	381	93	13	14
Future Volume (vph)	64	388	381	93	13	14
Lane Group Flow (vph)	71	431	423	103	14	16
Turn Type	pm+pt	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		4	
Permitted Phases	6			2		4
Detector Phase	1	6	2	2	4	4
Switch Phase						
Minimum Initial (s)	5.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	23.5	23.5	23.5
Total Split (s)	17.0	66.0	49.0	49.0	24.0	24.0
Total Split (%)	18.9%	73.3%	54.4%	54.4%	26.7%	26.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
v/c Ratio	0.09	0.26	0.30	0.08	0.11	0.12
Control Delay	1.9	2.1	6.3	1.5	40.7	20.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	1.9	2.1	6.3	1.5	40.7	20.1
Queue Length 50th (ft)	6	43	91	0	8	0
Queue Length 95th (ft)	14	74	153	17	26	20
Internal Link Dist (ft)		301	537		146	
Turn Bay Length (ft)	250			220		
Base Capacity (vph)	843	1642	1402	1217	363	338
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.08	0.26	0.30	0.08	0.04	0.05

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

Splits and Phases: 1: Mt Vernon Hwy & Mt Vernon School Drwy



HCM 6th Signalized Intersection Summary

1: Mt Vernon Hwy & Mt Vernon School Drwy

3b. Build 2025 - PM
11/14/2024



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	64	388	381	93	13	14
Future Volume (veh/h)	64	388	381	93	13	14
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	71	431	423	0	14	0
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	816	1605	1404		35	
Arrive On Green	0.05	0.86	0.75	0.00	0.02	0.00
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	71	431	423	0	14	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	0.7	3.8	6.6	0.0	0.7	0.0
Cycle Q Clear(g_c), s	0.7	3.8	6.6	0.0	0.7	0.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	816	1605	1404		35	
V/C Ratio(X)	0.09	0.27	0.30		0.40	
Avail Cap(c_a), veh/h	961	1605	1404		366	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	2.0	1.2	3.6	0.0	43.6	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.6	0.0	7.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.4	1.9	0.0	0.4	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	2.0	1.6	4.2	0.0	50.8	0.0
LnGrp LOS	A	A	A		D	
Approach Vol, veh/h		502	423		14	
Approach Delay, s/veh		1.6	4.2		50.8	
Approach LOS		A	A		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	9.7	73.1		7.3		82.7
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5
Max Green Setting (Gmax), s	11.5	43.5		18.5		60.5
Max Q Clear Time (g_c+I1), s	2.7	8.6		2.7		5.8
Green Ext Time (p_c), s	0.1	5.6		0.0		6.1

Intersection Summary

HCM 6th Ctrl Delay	3.5
HCM 6th LOS	A

Notes

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	2	1	3	1	30	278	8	2	177	7
Future Vol, veh/h	1	1	2	1	3	1	30	278	8	2	177	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	2	1	4	1	35	327	9	2	208	8
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	620	622	212	620	622	332	216	0	0	336	0	0
Stage 1	216	216	-	402	402	-	-	-	-	-	-	-
Stage 2	404	406	-	218	220	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	400	403	828	400	403	710	1354	-	-	1223	-	-
Stage 1	786	724	-	625	600	-	-	-	-	-	-	-
Stage 2	623	598	-	784	721	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	386	389	828	388	389	710	1354	-	-	1223	-	-
Mov Cap-2 Maneuver	386	389	-	388	389	-	-	-	-	-	-	-
Stage 1	761	723	-	605	581	-	-	-	-	-	-	-
Stage 2	598	579	-	779	720	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	11.9		13.5			0.7			0.1			
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1354	-	-	528	427	1223	-	-				
HCM Lane V/C Ratio	0.026	-	-	0.009	0.014	0.002	-	-				
HCM Control Delay (s)	7.7	0	-	11.9	13.5	7.9	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0	-	-				

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	393	1	7	382	3	7
Future Vol, veh/h	393	1	7	382	3	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	423	1	8	411	3	8

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	424
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1135
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1135
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

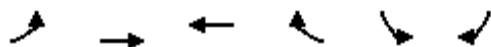
Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	11.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	562	-	-	1135	-
HCM Lane V/C Ratio	0.019	-	-	0.007	-
HCM Control Delay (s)	11.5	-	-	8.2	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	413	383	7	0	1
Future Vol, veh/h	6	413	383	7	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	454	421	8	0	1
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	429	0	-	0	893	425
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	468	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1130	-	-	-	312	629
Stage 1	-	-	-	-	659	-
Stage 2	-	-	-	-	630	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1130	-	-	-	310	629
Mov Cap-2 Maneuver	-	-	-	-	310	-
Stage 1	-	-	-	-	654	-
Stage 2	-	-	-	-	630	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.1	0		10.7		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1130	-	-	-	629	
HCM Lane V/C Ratio	0.006	-	-	-	0.002	
HCM Control Delay (s)	8.2	0	-	-	10.7	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0	

Timings 1: Mt Vernon Hwy & Mt Vernon School Drwy

3c. Build 2025 - Evening
11/14/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	9	128	83	10	122	108
Future Volume (vph)	9	128	83	10	122	108
Lane Group Flow (vph)	11	160	104	13	153	135
Turn Type	pm+pt	NA	NA	Perm	Prot	Perm
Protected Phases	1	6	2		4	
Permitted Phases	6			2		4
Detector Phase	1	6	2	2	4	4
Switch Phase						
Minimum Initial (s)	5.0	15.0	15.0	15.0	6.0	6.0
Minimum Split (s)	15.0	23.5	23.5	23.5	23.5	23.5
Total Split (s)	19.0	53.0	34.0	34.0	37.0	37.0
Total Split (%)	21.1%	58.9%	37.8%	37.8%	41.1%	41.1%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	C-Min	C-Min	C-Min	None	None
v/c Ratio	0.01	0.12	0.08	0.01	0.59	0.39
Control Delay	4.3	4.4	6.1	4.0	44.7	9.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	4.3	4.4	6.1	4.0	44.7	9.4
Queue Length 50th (ft)	1	22	14	0	82	0
Queue Length 95th (ft)	6	43	45	7	118	33
Internal Link Dist (ft)		301	537		146	
Turn Bay Length (ft)	250			220		
Base Capacity (vph)	948	1362	1313	1119	619	641
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.12	0.08	0.01	0.25	0.21

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 0 (0%), Referenced to phase 2:WBT and 6:EBTL, Start of Green

Natural Cycle: 65

Control Type: Actuated-Coordinated

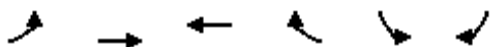
Splits and Phases: 1: Mt Vernon Hwy & Mt Vernon School Drwy



HCM 6th Signalized Intersection Summary

1: Mt Vernon Hwy & Mt Vernon School Drwy

3c. Build 2025 - Evening
11/14/2024



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	128	83	10	122	108
Future Volume (veh/h)	9	128	83	10	122	108
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	11	160	104	0	152	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	979	1441	1302		191	
Arrive On Green	0.01	0.77	0.70	0.00	0.11	0.00
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	11	160	104	0	152	0
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	0.2	1.9	1.6	0.0	7.5	0.0
Cycle Q Clear(g_c), s	0.2	1.9	1.6	0.0	7.5	0.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	979	1441	1302		191	
V/C Ratio(X)	0.01	0.11	0.08		0.79	
Avail Cap(c_a), veh/h	1222	1441	1302		623	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.00	1.00	0.00
Uniform Delay (d), s/veh	3.3	2.6	4.4	0.0	39.2	0.0
Incr Delay (d2), s/veh	0.0	0.2	0.1	0.0	7.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.5	0.5	0.0	3.7	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	3.3	2.8	4.5	0.0	46.5	0.0
LnGrp LOS	A	A	A		D	
Approach Vol, veh/h		171	104		152	
Approach Delay, s/veh		2.8	4.5		46.5	
Approach LOS		A	A		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	6.7	68.1		15.2		74.8
Change Period (Y+Rc), s	5.5	5.5		5.5		5.5
Max Green Setting (Gmax), s	13.5	28.5		31.5		47.5
Max Q Clear Time (g_c+I1), s	2.2	3.6		9.5		3.9
Green Ext Time (p_c), s	0.0	0.9		0.4		1.9

Intersection Summary

HCM 6th Ctrl Delay	18.8
HCM 6th LOS	B

Notes

Unsignalized Delay for [WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	0	10	2	0	0	1	69	1	0	51	1
Future Vol, veh/h	9	0	10	2	0	0	1	69	1	0	51	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	0	11	2	0	0	1	77	1	0	57	1
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	138	138	58	143	138	78	58	0	0	78	0	0
Stage 1	58	58	-	80	80	-	-	-	-	-	-	-
Stage 2	80	80	-	63	58	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	833	753	1008	826	753	983	1546	-	-	1520	-	-
Stage 1	954	847	-	929	828	-	-	-	-	-	-	-
Stage 2	929	828	-	948	847	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	832	752	1008	816	752	983	1546	-	-	1520	-	-
Mov Cap-2 Maneuver	832	752	-	816	752	-	-	-	-	-	-	-
Stage 1	953	847	-	928	827	-	-	-	-	-	-	-
Stage 2	928	827	-	938	847	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	9		9.4		0.1		0					
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1546	-	-	916	816	1520	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.023	0.003	-	-	-				
HCM Control Delay (s)	7.3	0	-	9	9.4	0	-	-				
HCM Lane LOS	A	A	-	A	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-				

Intersection						
Int Delay, s/veh	1.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	124	2	9	76	13	33
Future Vol, veh/h	124	2	9	76	13	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	81	81	81	81	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	153	2	11	94	14	36
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	155	0	270	154
Stage 1	-	-	-	-	154	-
Stage 2	-	-	-	-	116	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1425	-	719	892
Stage 1	-	-	-	-	874	-
Stage 2	-	-	-	-	909	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1425	-	713	892
Mov Cap-2 Maneuver	-	-	-	-	730	-
Stage 1	-	-	-	-	874	-
Stage 2	-	-	-	-	902	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.8		9.6	
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	839	-	-	1425	-	
HCM Lane V/C Ratio	0.06	-	-	0.008	-	
HCM Control Delay (s)	9.6	-	-	7.5	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	130	85	0	3	2
Future Vol, veh/h	1	130	85	0	3	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	159	104	0	4	2

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	104	0	0 265 104
Stage 1	-	-	- 104 -
Stage 2	-	-	- 161 -
Critical Hdwy	4.12	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3.518 3.318
Pot Cap-1 Maneuver	1488	-	- 724 951
Stage 1	-	-	- 920 -
Stage 2	-	-	- 868 -
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	1488	-	- 723 951
Mov Cap-2 Maneuver	-	-	- 723 -
Stage 1	-	-	- 919 -
Stage 2	-	-	- 868 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	9.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1488	-	-	-	800
HCM Lane V/C Ratio	0.001	-	-	-	0.008
HCM Control Delay (s)	7.4	0	-	-	9.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

TRAFFIC VOLUME WORKSHEETS

24-197 Mount Vernon School - Sandy Springs, GA
Traffic Volumes

A&R Engineering
November 2024

1. Mt Vernon Hwy @ Sch Drwy

Afternoon Dismissal Peak Hour (2-4 PM)

Condition	-				Mount Vernon School Driveway				Mount Vernon Highway				Mount Vernon Highway			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	13	0	14	27	64	376	0	440	0	382	93	475
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	0	0	0	0	13	0	14	27	64	380	0	444	0	386	93	479
Removed Trips:	0	0	0	0	-13	0	-14	-27	-64	0	0	-64	0	0	-93	-93
Shifted Trips	0	0	0	0	17	0	10	27	9	0	0	9	0	0	32	32
Future 2025 Traffic Volumes:	0	0	0	0	17	0	10	27	9	380	0	389	0	386	32	418

P.M. Peak Hour (4-6 PM)

Condition	-				Mount Vernon School				Mount Vernon Highway				Mount Vernon Highway			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	28	0	35	63	18	384	0	402	0	377	16	393
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	0	0	0	0	28	0	35	63	18	388	0	406	0	381	16	397
Removed Trips:	0	0	0	0	-28	0	-35	-63	-18	0	0	-18	0	0	-16	-16
Shifted Trips	0	0	0	0	13	0	14	27	64	0	0	64	0	0	93	93
Future 2025 Traffic Volumes:	0	0	0	0	13	0	14	27	64	388	0	452	0	381	93	474

Evening Peak Hour (5-10 PM)

Condition	-				Mount Vernon School				Mount Vernon Highway				Mount Vernon Highway			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	2	0	1	3	1	127	0	128	0	82	2	84
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	0	0	0	0	2	0	1	3	1	128	0	129	0	83	2	85
Removed Trips:	0	0	0	0	-2	0	-1	-3	-1	0	0	-1	0	0	-2	-2
Shifted Trips	0	0	0	0	122	0	108	230	9	0	0	9	0	0	10	10
Future 2025 Traffic Volumes:	0	0	0	0	122	0	108	230	9	128	0	137	0	83	10	93

24-197 Mount Vernon School - Sandy Springs, GA
Traffic Volumes

A&R Engineering
November 2024

2. Glenridge Dr @ Church Drwy

Afternoon Dismissal Peak Hour (2-4 PM)

Condition	Glenridge Drive Northbound				Glenridge Drive Southbound				Misty Creek Church Driveway Eastbound				First Baptist Church Driveway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	30	271	8	309	2	183	7	192	1	1	2	4	1	3	1	5
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	30	274	8	312	2	185	7	194	1	1	2	4	1	3	1	5
Removed Trips:	-30	0	-8	-38	-2	0	-7	-9	-1	-1	-2	-4	-1	-3	-1	-5
Shifted Trips	4	0	25	29	15	0	0	15	0	0	7	7	1	2	0	3
Future 2025 Traffic Volumes:	4	274	25	303	15	185	0	200	0	0	7	7	1	2	0	3

P.M. Peak Hour (4-6 PM)

Condition	Glenridge Drive Northbound				Glenridge Drive Southbound				Misty Creek Church Driveway Eastbound				First Baptist Church Driveway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	4	275	2	281	2	175	1	178	4	1	23	28	7	1	5	13
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	4	278	2	284	2	177	1	180	4	1	23	28	7	1	5	13
Removed Trips:	-4	0	-2	-6	-2	0	-1	-3	-4	-1	-23	-28	-7	-1	-5	-13
Shifted Trips	30	0	8	38	2	0	7	9	1	1	2	4	1	3	1	5
Future 2025 Traffic Volumes:	30	278	8	316	2	177	7	186	1	1	2	4	1	3	1	5

Evening Peak Hour (5-10 PM)

Condition	Glenridge Drive Northbound				Glenridge Drive Southbound				Misty Creek Church Driveway Eastbound				First Baptist Church Driveway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	68	0	68	0	50	0	50	3	0	1	4	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	0	69	0	69	0	51	0	51	3	0	1	4	0	0	0	0
Removed Trips:	0	0	0	0	0	0	0	0	-3	0	-1	-4	0	0	0	0
Shifted Trips	1	0	1	2	0	0	1	1	9	0	10	19	2	0	0	2
Future 2025 Traffic Volumes:	1	69	1	71	0	51	1	52	9	0	10	19	2	0	0	2

24-197 Mount Vernon School - Sandy Springs, GA
Traffic Volumes

A&R Engineering
November 2024

3. Mt Vernon Hwy @ Sch LC Drwy

Afternoon Dismissal Peak Hour (2-4 PM)

Condition	Mount Vernon School Lower Campus Driveway Northbound				- Southbound				Mount Vernon Highway Eastbound				Mount Vernon Highway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	3	0	7	10	0	0	0	0	0	438	1	439	7	376	0	383
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	3	0	7	10	0	0	0	0	0	442	1	443	7	380	0	387
Removed Trips:	-3	0	-7	-10	0	0	0	0	0	0	-1	-1	-7	0	0	-7
Shifted Trips	1	0	6	7	0	0	0	0	0	0	1	1	6	0	0	6
Future 2025 Traffic Volumes:	1	0	6	7	0	0	0	0	0	442	1	443	6	380	0	386

P.M. Peak Hour (4-6 PM)

Condition	Mount Vernon School Lower Campus Driveway Northbound				- Southbound				Mount Vernon Highway Eastbound				Mount Vernon Highway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	10	0	10	20	0	0	0	0	0	389	3	392	21	378	0	399
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	10	0	10	20	0	0	0	0	0	393	3	396	21	382	0	403
Removed Trips:	-10	0	-10	-20	0	0	0	0	0	0	-3	-3	-21	0	0	-21
Shifted Trips	3	0	7	10	0	0	0	0	0	0	1	1	7	0	0	7
Future 2025 Traffic Volumes:	3	0	7	10	0	0	0	0	0	393	1	394	7	382	0	389

Evening Peak Hour (5-10 PM)

Condition	Mount Vernon School Lower Campus Driveway Northbound				- Southbound				Mount Vernon Highway Eastbound				Mount Vernon Highway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	2	2	0	0	0	0	0	123	0	123	0	75	0	75
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	0	0	2	2	0	0	0	0	0	124	0	124	0	76	0	76
Removed Trips:	0	0	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0
Shifted Trips	13	0	33	46	0	0	0	0	0	0	2	2	9	0	0	9
Future 2025 Traffic Volumes:	13	0	33	46	0	0	0	0	0	124	2	126	9	76	0	85

24-197 Mount Vernon School - Sandy Springs, GA
Traffic Volumes

A&R Engineering
November 2024

4. Mt Vernon Hwy @ Church Dry 2

Afternoon Dismissal Peak Hour (2-4 PM)

Condition	-				Misty Creek Church Secondary Driveway				Mount Vernon Highway				Mount Vernon Highway			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	0	0	1	1	6	383	0	389	0	474	7	481
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	0	0	0	0	0	0	1	1	6	387	0	393	0	479	7	486
Removed Trips:	0	0	0	0	0	0	-1	-1	-6	0	0	-6	0	0	-7	-7
Shifted Trips	0	0	0	0	2	0	4	6	2	0	0	2	0	0	0	0
Future 2025 Traffic Volumes:	0	0	0	0	2	0	4	6	2	387	0	389	0	479	0	479

P.M. Peak Hour (4-6 PM)

Condition	-				Misty Creek Church Secondary Driveway				Mount Vernon Highway				Mount Vernon Highway			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	18	0	14	32	3	409	0	412	0	379	2	381
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	0	0	0	0	18	0	14	32	3	413	0	416	0	383	2	385
Removed Trips:	0	0	0	0	-18	0	-14	-32	-3	0	0	-3	0	0	-2	-2
Shifted Trips	0	0	0	0	0	0	1	1	6	0	0	6	0	0	7	7
Future 2025 Traffic Volumes:	0	0	0	0	0	0	1	1	6	413	0	419	0	383	7	390

Evening Peak Hour (5-10 PM)

Condition	-				Misty Creek Church Secondary Driveway				Mount Vernon Highway				Mount Vernon Highway			
	Northbound				Southbound				Eastbound				Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0	0	0	0	0	0	129	0	129	0	84	0	84
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2025 Volumes:	0	0	0	0	0	0	0	0	0	130	0	130	0	85	0	85
Removed Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shifted Trips	0	0	0	0	3	0	2	5	1	0	0	1	0	0	0	0
Future 2025 Traffic Volumes:	0	0	0	0	3	0	2	5	1	130	0	131	0	85	0	85

24-197 Mount Vernon School - Sandy Springs, GA
Traffic Volumes

A&R Engineering
November 2024

5. Mt Vernon Hwy @ Glenridge

Afternoon Dismissal Peak Hour (2-4 PM)

Condition	Glenridge Drive Northbound					Glenridge Drive Southbound					Mount Vernon Highway Eastbound					Mount Vernon Highway Westbound			
	L	T	R	Tot		L	T	R	Tot		L	T	R	Tot		L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Growth Factor (%):	1	1	1			1	1	1			1	1	1			1	1	1	
No-Build 2025 Volumes:	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Removed Trips:	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Shifted Trips	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Future 2025 Traffic Volumes:	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0

P.M. Peak Hour (4-6 PM)

Condition	Glenridge Drive Northbound					Glenridge Drive Southbound					Mount Vernon Highway Eastbound					Mount Vernon Highway Westbound			
	L	T	R	Tot		L	T	R	Tot		L	T	R	Tot		L	T	R	Tot
Existing 2024 Traffic Counts:	28	171	54	253		24	129	68	221		61	339	56	456		137	305	60	502
Growth Factor (%):	1	1	1			1	1	1			1	1	1			1	1	1	
No-Build 2025 Volumes:	28	173	55	256		24	130	69	223		62	342	57	461		138	308	61	507
Removed Trips:	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Shifted Trips	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Future 2025 Traffic Volumes:	28	173	55	256		24	130	69	223		62	342	57	461		138	308	61	507

Evening Peak Hour (5-10 PM)

Condition	Glenridge Drive Northbound					Glenridge Drive Southbound					Mount Vernon Highway Eastbound					Mount Vernon Highway Westbound			
	L	T	R	Tot		L	T	R	Tot		L	T	R	Tot		L	T	R	Tot
Existing 2024 Traffic Counts:	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Growth Factor (%):	1	1	1			1	1	1			1	1	1			1	1	1	
No-Build 2025 Volumes:	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Removed Trips:	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Shifted Trips	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Future 2025 Traffic Volumes:	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0

A&R Engineering
November 2024

Afternoon Dismissal Peak Hour (2-4 PM)

P.M. Peak Hour (4-6 PM)

Evening Peak Hour (5-10 PM)

[illegible]

CAMPUS HISTORY SUPPLEMENT

EXHIBITS

1. Exhibit A – 2003 MVWCA Agreement
2. Exhibit B – 2003 SUP Approval
3. Exhibit C – 2005 Declaration of Restrictive Covenants
4. Exhibit D – 2016 Declaration of Restrictive Covenants

Exhibit A – 2003 MVWCA Agreement

2003 Agmt

Final MVW

STATE OF GEORGIA
COUNTY OF FULTON

AGREEMENT

THIS AGREEMENT (the "Agreement") is made and entered into by and between Mount Vernon Presbyterian School, Inc., its successors, and assigns (hereinafter referred to as the "School") and Mount Vernon Woods Community Association, Inc. (hereinafter referred to as the "Community"), dated this 22nd day of July, 2003.

WITNESSETH:

WHEREAS, the School has under contract to purchase that certain tract or parcel of land located in Fulton County having frontage on both Glenridge Drive and Mount Vernon Highway and being more particularly described on **Exhibit A** attached hereto and by reference made a part hereof (hereinafter the "Property");

WHEREAS, the residential area constituting and forming the Community lies to the west of the Property with a portion of said residential area being contiguous to the westerly property line of the Property and the Community represents the interests of portions of said residential area;

WHEREAS, the School filed Petition for Use Permit and Concurrent Variances being respectively Petition Numbers 2003U-0009 NFC and 2003VC-0077 NFC (hereinafter collectively the "Applications"), requesting a Use Permit to develop a private school for up to 850 students with associated soccer field, tennis courts and a baseball field with Concurrent Variances pertaining to the development of the Property to be heard by the Fulton County Board of Commissioners; and

WHEREAS, the School and the Community wish to enter into and execute this Agreement for the purpose of governing the development and use of the Property.

NOW THEREFORE, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) in hand paid this date by the School to the Community and the mutual covenants and agreements hereunder made, the receipt and sufficiency of which are hereunder acknowledged, the parties do hereby covenant and agree as follows:

1.

This Agreement represents the entire agreement between the School and the Community.

2.

The Conditions of Agreement described on **Exhibit B** attached hereto and by reference made a part hereof do constitute and form a part of this Agreement notwithstanding the fact that many of these shall also constitute and form conditions to be imposed by the Staff of the Department of Environment and Community Development as they relate to the Applications with respect to the use and development of the Property. This Agreement, including but not limited to the Conditions of Agreement, may be enforced by either party to this Agreement. The terms of this Agreement may only be amended by written agreement between both parties to this Agreement.

3.

The Community and the School hereby agree that all issues concerning the subject matter of this Agreement shall be initially discussed and dealt with solely by means of the Designated Liaisons of the parties. For these purposes, the Designated Liaison of the School shall be the Head of School (or the equivalent) and the Designated Liaison for the Community shall be the President (or the equivalent) of the Community. Either Designated Liaison may designate a person to act in their absence. Nothing contained herein shall be deemed or construed to prohibit any person from contacting any appropriate person or authority in connection with any matter relating to health or safety or in any situation constituting an emergency.

4.

The parties hereto stipulate and agree that any and all disputes between them arising out of or otherwise relating to this Agreement shall be submitted first to non-binding mediation and if one or both parties is dissatisfied with the result of the mediation, then such Dispute shall be submitted for resolution to binding arbitration in Atlanta, Georgia before a single arbitrator in accordance with the Arbitration Rules of the Real Estate Industry of the American Arbitration Association. The party initiating arbitration shall first provide the responding party written notice (the "Notice") of the initiating party's intention to arbitrate, a brief statement of the nature of the dispute and a list of proposed arbitrators. The parties shall then mutually select an arbitrator. If the parties fail to agree upon an arbitrator within thirty (30) days following delivery of the Notice, an arbitrator shall be selected in the manner provided by the American Arbitration

Association. The parties agree to be bound by any final decision rendered by the arbitrator, which final decision may be enforced in any court of competent jurisdiction located in Fulton County, Georgia. The parties hereby consent to the exercise of personal jurisdiction over them by such courts and the propriety of venue of such courts for the purpose of carrying out this provision and they waive any objection that they would otherwise have to the same. The parties agree that the arbitrator shall have no power or authority to make awards of punitive or exemplary damages. The parties further agree that the arbitrator shall have the power to dispense equitable relief or provisional relief that is necessary to protect the rights or property of the parties until the arbitration award is rendered or the controversy is otherwise resolved. The arbitrator shall render a written decision stating with reasonable specificity the reasons for the decision reached. The parties hereby further stipulate that each party to any such arbitration shall pay its own costs in connection therewith, and that the losing party (as determined by the arbitrator) shall pay the fees and expenses of the arbitrator. Unless prohibited by applicable law, any dispute under this Agreement must be commenced within two (2) years of the conduct or event giving rise to the dispute. An arbitration shall be deemed commenced upon effective delivery of the Notice. The parties acknowledge, understand and agree that in the event of a dispute under this Agreement, the parties have waived any right to a jury trial and a judicial resolution of the dispute.

5.

If requested by the School, the Community agrees to have a representative appear on behalf of the Community at any hearings before both the Fulton County Community Zoning Board and the Fulton County Board of Commissioners at which the Applications are considered. Such representative of the Community must be duly authorized to speak on behalf of the Community. Such Community representative shall state for the record at any and all such hearings that the Community supports the Applications and requests that the Fulton County Community Zoning Board and the Fulton County Board of Commissioners approve the Applications as submitted by the School (as such Applications have herein been modified/amended and as they may be hereafter modified and/or amended with the written approval of the Community). The Community acknowledges that the School has indicated that it intends to amend the Application to provide for an entrance off of Glenridge Drive into the northern portion of the parking lot and the Community hereby approves such amendment to

provide for such entrance. Further, no later than two (2) business days prior to any and all such hearings (other than the July 15, 2003 hearing of the Fulton County Community Zoning Board), said Community representative shall submit to the School written confirmation of the support of the Community as above addressed to Mr. Steven R. Cover, Director of the Department of Environment and Community Development, each member of the Fulton County Community Zoning Board (if applicable) and also each Commissioner serving on the Fulton County Board of Commissioners.

6.

The School agrees to submit a copy of this Agreement to Mr. Steven R. Cover and request that his Department incorporate into the final Conditions of Zoning any and all Conditions of Agreement as Mr. Cover should determine are appropriate to be included in the final Conditions of Zoning. Further, the School agrees to submit a copy of this Agreement to the Clerk of the Fulton County Board of Commissioners at the hearing before the Fulton County Board of Commissioners at which a final decision should be rendered on the Applications and request to the Commission that this Agreement be spread upon the minutes.

7.

The parties agree that this Agreement shall be automatically void (a) should the School terminate that certain Agreement for the Purchase and Sale of Real Estate dated March 17, 2003 among Rabun Partners III, L.P., a Georgia limited partnership, Thomas K. Glenn and the School (the "Purchase Agreement") and not thereafter purchase the Property; (b) upon the transfer of the Property to Thomas K. Glenn or any "Glenn Affiliate", as such term is defined in the Purchase Agreement; (c) should any authorized representative of the Community (i) oppose the Applications, (ii) commence any action seeking to void or overturn the Applications or (iii) attempt to voluntarily intervene in a suit commenced by a third party seeking to void or overturn approval of the Applications; or (d) should the Community cease to exist as a legal entity except for a temporary administrative dissolution (and the parties recognize that the Community is in the process of reinstating currently with the Georgia Secretary of State)

8.

The parties further agree that should an action be commenced by anyone seeking to overturn or void the Applications, the Community agrees to cooperate in opposing any such action, at no expense to the Community. However, should any such action be commenced and

should such action be successful in overturning any approval of the Applications, if in whole, this Agreement shall likewise be considered void if either 7(a) or 7(b) above occurs; but if successful in part, then those portions of Exhibit B applicable to the remaining part shall continue in place but only if and to the extent to School elects to continue to develop the Property.

9.

Should any portion of the Property be subject of a condemnation action, the provisions of this Agreement shall be considered void only as to only the portion of the Property condemned but shall remain in place as to the remainder of the Property.

10.

This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same agreement.

11.

If not rendered void on account of events described elsewhere in this Agreement, this Agreement supercedes any previous agreement(s) and constitutes the entire agreement among the parties hereto pertaining to the subject matter hereof and shall be controlled in all respects by the laws of the State of Georgia. No representations by either party not specifically incorporated in writing in this document shall be binding or have any effect whatsoever.

12.

Unless otherwise specifically stated in individual Conditions of Agreement, this Agreement shall become effective on the date of execution hereof and shall remain in full force and effect through midnight of the date immediately preceding the twentieth anniversary date of the date of issuance of the initial building permit for the Property.

13.

Should any part of this Agreement be declared invalid or void, such decisions shall not effect the validity of the remaining portion or portions shall be deemed to be in full force and effect. Time is of the essence. A waiver by any of the parties hereto or any breach hereof shall not operate or be construed as a waiver of any subsequent breach of any party.

[Signatures begin on next page]

IN WITNESS WHEREOF, we have set our hands and affixed our seals on the day and year first above written.

SCHOOL:

Mount Vernon Presbyterian School, Inc.

By: David W. Barclift
David W. Barclift
Chairman

Sworn to and subscribed before me
this 22 day of July, 2003

Elizabeth A. Pugh
NOTARY PUBLIC

Notary Public, DeKalb County, Georgia
My Commission Expires Feb. 28, 2005

COMMUNITY:

Mount Vernon Woods Community
Association, Inc.

By: _____
Jill Sanders
President

Sworn to and subscribed before me
this ____ day of July, 2003

NOTARY PUBLIC

IN WITNESS WHEREOF, we have set our hands and affixed our seals on the day and year first above written.

SCHOOL:

Mount Vernon Presbyterian School, Inc.

By: _____
David W. Barclift
Chairman

Sworn to and subscribed before me
this ____ day of July, 2003

NOTARY PUBLIC

COMMUNITY:

Mount Vernon Woods Community
Association, Inc.

By: Jill Sanders
Jill Sanders
President

Sworn to and subscribed before me
this 11 day of July, 2003

Robert Hump
NOTARY PUBLIC

Exhibit A**Legal Description**

All that tract or parcel of land lying and being in Land Lots 35, 71 and 72 of the 17th district, Fulton County Georgia and more particularly described as follows:

Beginning at a nail set on the Northwest corner of the intersection of Mount Vernon Highway (50' R/W) and Glenridge Drive (40' R/W), thence running N 21° 36' 51" E a distance of 300.15' to a point and the said **POINT OF BEGINNING**, thence running N 89° 48' 30" W a distance of 275.15' to a point, thence running N 89° 41' 02" W a distance of 184.70' to a point, thence running S 00° 28' 14" W a distance of 150.09' to a point, thence running S 85° 19' 50" W a distance of 30.17' to a point, thence running S 17° 35' 33" E a distance of 320.01' to a point, thence running along an arc a distance of 236.21' with a 2490.00' radius and a chord direction of S 61° 34' 15" W a distance of 236.12' to a point, thence running S 64° 17' 18" W a distance of 97.56' to a point, thence running along an arc a distance of 176.23' with a 10,000.00' radius and a chord direction of S 64° 47' 36" W a distance of 176.23' to a point, thence running S 65° 17' 53" W a distance of 291.10' to a point, thence running N 00° 29' 54" E a distance of 1,577.64' to a point, thence running N 67° 49' 44" E a distance of 449.97' to a point, thence running S 88° 46' 00" E a distance of 114.33' to a point, thence running S 22° 10' 16" E a distance of 213.27' to a point, thence running S 39° 12' 35" E a distance of 266.96' to a point, thence running N 50° 47' 25" E a distance of 129.15' to a point, thence running N 89° 58' 36" E a distance of 351.08' to a point, thence running along an arc a distance of 19.33' with a 659.76' radius and a chord direction of S 06° 28' 41" W a distance of 19.33' to a point, thence running S 07° 19' 03" W a distance of 281.38' to a point, thence running along an arc a distance of 222.95' with a 935.00' radius and a chord direction of S 14° 08' 54" W a distance of 222.42' to a point, thence running S 20° 58' 45" W a distance of 87.12' to a point, thence running N 20° 58' 45" E a distance of 21.39' which is the said **POINT OF BEGINNING**.

Exhibit B**Conditions of Agreement.**

All conditions shall be subject to any limitations or restrictions as set forth in the Fulton County Zoning Resolution or other code or regulation.

1. **Landscape buffer.** The Community and the School have agreed upon a landscaping plan, which plan is attached hereto as **Exhibit C** hereto, for the buffer area along the western edge of the Property that is contiguous with the Community (the "Western Property Line"). The School shall reimburse the Community for up to \$1,000.00 for the expense of the Community's landscape architect. The School agrees that it shall plant the trees and shrubs listed in the Landscaping Plan not later than ninety (90) days after the completion of the grading of the property; provided, however, that the School may defer such planting until the first season appropriate for such planting that occurs after the completion of grading of the property outside the buffer along the Western Property Line, but no later than the granting of the first Certificate of Occupancy for any structure on the Property. The School further agrees that it shall replace any tree or shrub so planted which dies within the first three (3) years after planting.
2. **Fence.** The School agrees to install a fence along the Property line between the Property and the Community's residential area to the west, which shall be six (6) feet in height and constructed of chain link covered in black vinyl. The School agrees that it will not install any gates in such fence and will maintain such fence in good repair, normal wear and tear excepted.
3. **Sound system.** The School agrees that any outdoor sound system used on the Property shall be designed to minimize the impact on the surrounding property owners and speakers shall be configured so as to direct the sound on the intended audience on the Property. Bullhorns, other portable speakers or means of voice amplification will not be used in connection with outdoor activities on the Property; provided, however, portable speakers may be used for special occasions (such as graduation), but in any event, not more than three (3) times per calendar year. The sound system on the Property will be configured to meet a maximum decibel limit of 75db at the Property line.
4. **Sports Practice Hours.** Outdoor sports practices on the Property shall be permitted during the following times: *take position of sport include band + cheer practice*
 - (a) 7:30 a.m. to 7:30 p.m. Monday through Saturday
 - (b) No practices on Sunday
 - (c) Practices would adhere to the 75db limit at the Property line
 - (d) No restrictions on cross country practices or on indoor practices
5. **Marching Band Practice.** Outdoor marching band practices on the Property shall be limited to weekdays, 8:00 a.m. to 5:00 p.m., August through November. No outdoor marching band practice on the weekends.

6. **Security.** Once construction has been completed, the School agrees to provide adequate security for the Property. The Community agrees that use of a drive-by security service, consistent with the School current practice on its existing campus at 471 Mt. Vernon Hwy. shall be deemed to be adequate for purposes of this Agreement.
7. **Lighting.**
 - a. The School agrees that any outdoor lighting on the Property shall be designed to minimize impact on the surrounding property owners. Direct illumination will be confined to the Property. Outdoor lighting may include low-level landscape lighting, streetscape fixtures, building accent lighting, or pedestrian pathway lighting. No high-pressure sodium lights (or equivalent) shall be used for exterior lights; exterior lighting shall be limited to incandescent, low-pressure sodium, metal halide, mercury-type, and equivalent bulbs. The School shall not install lighting on the athletic fields which would allow the use of such fields beyond sunset.
 - b. No lighting shall be installed within fifty feet (50') of the Western Property Line. Exterior lighting within one hundred twenty-five feet (125') of the westerly property line of the Property and along the main entry boulevard off of Mount Vernon Highway shall be pedestrian scaled, "streetscape" fixtures, which shall be no higher than twenty feet (20'). Globes or lens shall be diffused or baffled to minimize the visual impact of the light source on the surrounding property owners.
8. **Grounds Maintenance.** The School agrees that landscaping and grounds maintenance work shall be limited to the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 4:00 p.m. on Saturday. Grounds maintenance shall not be permitted on Sunday except that grounds maintenance shall be permitted on Sunday on an exceptional basis in the event (a) inclement weather has not permitted any grounds maintenance work to be undertaken during 4 of the preceding 6 days; (b) emergency situations or (c) to clean or repair storm damage. Landscaping associated with the construction of the facility on the Property may be performed during construction hours.
9. **Trash Dumpsters.** Trash pickup on the Property will be limited to 9:00 a.m. through 4:00 p.m. The School agrees to screen the trash receptacles from the view of the adjacent property owners in the Community.
10. **HVAC Equipment.** HVAC equipment will be designed and acoustically screened, as necessary, to reasonably minimize the acoustical impact on adjacent property owners. Sound levels measured at the property line shall not exceed 55db. Criteria does not apply to back-up emergency generators which would be operated during testing or during power outages. Ventilation from mechanical equipment shall be either directed away from adjacent property owners or designed to have no impact on adjacent property owners.
11. **Gym Windows.** The School agrees that it shall not put operable windows (i.e., windows that open) on the side of the gym that faces the community.
12. **Construction Hours.** Construction hours for exterior construction on the Property shall be limited to 7:00 a.m. to 5:00 p.m.; provided, however, that these restrictions do not

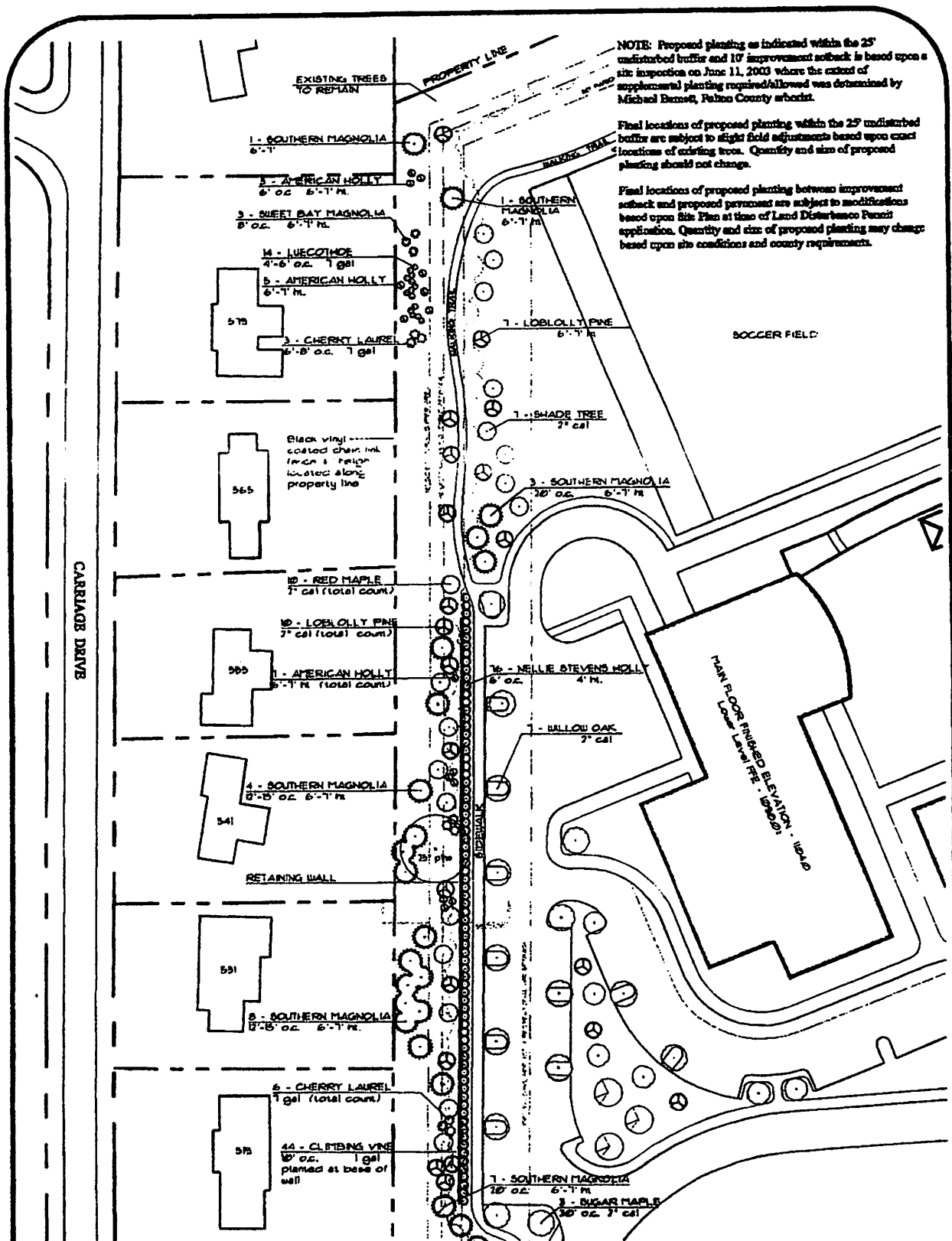
apply to interior construction and interior finishing work. No radios shall be allowed which are audible outside during construction.

13. **Delivery Hours.** Deliveries to the Property shall be limited to the hours of 7:30 a.m. to 7:30 p.m.; provided that the School shall make reasonable efforts to have all deliveries made between the hours of 9:00 a.m. and 4:00 p.m. Construction deliveries may be made during construction hours.
14. **Off-Campus Parking.** The School's Upper School Student Handbook will have a policy prohibiting parking in the residential area constituting and forming the Community, with disciplinary action to be taken for any violation. The School's Upper School Student Handbook shall also urge students to be respectful of Community's residential areas (i.e., not using its streets as a cut-through). In the event that the Community determines that there are motor vehicle related issues which have not been resolved by the School, the School agrees to work cooperatively with the Community to seek assistance from Fulton County to resolve such issues.
15. **Police Officer.** The School agrees to use off-duty police officers or other security personnel for traffic control in connection with major events on the Property.
16. **Purchase of Additional Homes.** The School agrees that it shall not purchase any property fronting on Carriage Drive for other than single family residential use (as family is currently defined in the Fulton County Zoning Resolution). The foregoing restriction shall not prevent the School from acquiring easements for utility purposes.
17. **Sale of Property.** The School agrees that it will not sell the Property or its rights under the Purchase Agreement to any Person for use as a school unless such purchaser agrees to assume the obligations of the School under this Agreement. The foregoing requirement shall not apply to (1) any transfer to Thomas K. Glenn or any "Glenn Affiliate", as such term is defined in that certain Agreement for the Purchase and Sale of Real Estate dated March 17, 2003 among Rabun Partners III, L.P., a Georgia limited partnership, Thomas K. Glenn and the School or (2) any pledge or mortgage of the Property to a bank or other financial institution or to any transfer by such bank or financial institution in the exercise of its remedies. "Person" shall be defined as any individual, corporation, firm, association, partnership, trust, or other legal entity.
18. **Development of Site.** The School intends to develop the site substantially in conformance with the site plan included in the Application (the "Site Plan"). The School agrees that it shall not, without the approval of the Community, voluntarily change the Site Plan to move the westernmost edge of any building closer than 165 feet from the Western Property Line; provided, however, the School and the Community agree that should the School need to move the westernmost edge of the buildings closer than 165 feet from the property line due to legal requirements or other causes outside the control of the School, then the permissibility and availability of such change shall be determined in accordance with the zoning rules, regulations, processes and procedures specified by

Fulton County and the Community may act to support, object or otherwise without constraint by this Agreement.

19. **Zoning Modifications.** The School acknowledges and agrees that any future changes, modifications or amendments to the zoning or any special use permit granted for the Property (including but not limited to variances, modifications or otherwise) shall not diminish or reduce the School's obligations under this Agreement and Conditions 1 through 18 above without the approval of the Community.

Exhibit C
Landscape Plan.
See Attached



NOTE: Proposed planting as indicated within the 25' undisturbed buffer and 10' improvement setback is based upon a site inspection on June 11, 2003 where the extent of supplemental planting required/allowed was determined by Michael Bennett, Fulton County arborist.

Final locations of proposed planting within the 25' undisturbed buffer are subject to slight field adjustments based upon exact locations of existing trees. Quantity and size of proposed planting should not change.

Final locations of proposed planting between improvement setback and proposed pavement are subject to modifications based upon Site Plan at time of Land Disturbance Permit application. Quantity and size of proposed planting may change based upon site conditions and county requirements.

**MOUNT VERNON
PRESBYTERIAN SCHOOL**

CONCEPT LANDSCAPE PLAN -
ALONG MOUNT VERNON WOODS - NORTH

MAY 19, 2003 revised: JUNE 20, 2003



Exhibit B – 2003 SUP Approval

DEPARTMENT OF ENVIRONMENT & COMMUNITY DEVELOPMENT
141 Pryor Street, S.W., Suite 2085
Atlanta, Georgia 30303
Telephone: 404-730-7800

03-0975
03-0976

FULTON COUNTY COMMUNITY ZONING BOARD
(UNINCORPORATED)

STEVEN R. COVER, AICP, DIRECTOR

Inga Kennedy, Chairman
Roger Rupnow, Vice Chairman
Charles M. Hood, Jr.
Clifford F. Smiley, Jr.
Susan Maziar
Wallace V. Linsey, Sr.
Deanne E. Meningall



JULY 21, 2003

BOARD OF COMMISSIONERS
FULTON COUNTY
GEORGIA

TWO RELATED CASES:

CASE #: 2003U 0009 & 2003VC 0077 FCN GLENRIDGE DRIVE

APPLICATION OF RAYBUN PARTNERS, III, LP AND THOMAS K. GLENN, II., BY MOUNT VERNON PRESBYTERIAN SCHOOL, INC., BY NATHAN V. HENDRICKS, III., SEEKS A USE PERMIT FOR A CHURCH IN AN R-2 (RESIDENTIAL) ZONING CLASSIFICATION; ALSO SEEKS A CONCURRENT VARIANCE TO ALLOW PARKING WITHIN THE MINIMUM FRONT YARD ALONG GLENRIDGE DRIVE AS SHOWN ON THE SITE PLAN (ARTICLE 18.3.1); PROPERTY HAVING A FRONTAGE OF 631.64 FEET ON GLENRIDGE DRIVE (WEST SIDE), ALSO HAVING A FRONTAGE OF 801.36 FEET ON MOUNT VERNON HIGHWAY (NORTH SIDE), CONTAINING 30.0 ACRES AND BEING IN LAND LOTS 35, 71 AND 72 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA.

PROPOSED USE: PRIVATE SCHOOL

DAVID W. BARCLIFT
MT. VERNON PRESBYTERIAN SCHOOL
471 MT. VERNON HIGHWAY
ATLANTA, GA 30328

THE FULTON COUNTY COMMUNITY ZONING BOARD, FOLLOWING FIFTEEN DAYS OF PUBLIC NOTICE, AS REQUIRED BY LAW, PRELIMINARY PUBLIC HEARING HELD TUESDAY, JULY 15, 2003, AND AFTER CAREFUL STUDY OF THE AREA, INCLUDING INSPECTION OF THE SITE BY MEMBERS OF THE COMMUNITY ZONING BOARD, RECOMMENDED THE PETITIONS FOR APPROVAL.

LEGAL DESCRIPTION OF PROPERTY IS ATTACHED.
DATE ADVERTISED: 06/30/03


SUSAN MAZIAR, ACTING CHAIRMAN

Customary letters and findings are on file in the Clerk's Office as part of this petition.

Environment and Community Development Recommendation:
Approval.

Mark Massey, Clerk to the Commission - "Page 28. Two Related Cases. 03-0975. Case No. 2003U 0009. And 03-0976. Case No. 2003VC 0077. Glenridge Drive. Staff."

Ms. Alice Wakefield, Deputy Director, Planning and Zoning Division - "This is a request for a Use Permit for a crowded school for upper school and middle school students. The petitioner's also requesting a related concurrent variance. The recommendation of staff is approval. The recommendation of the Community Zoning Board is approval."

Vice Chairman Edwards - "Mr. Hendricks, go ahead."

Mr. Hendricks - "Mr. Chairman, members of the Board, Pete Hendricks, 230 The Prado, Ansley Park. I practice law at 6085 Lake Forest Drive, Sandy Springs. This is a 30-acre tract located to the northwest corner of Glenridge and Mount Vernon. Actually, there's a little out-parcel church literally at the corner, and we wrap around that. The application is being made by the Mount Vernon Presbyterian School. They presently are up and operational on the other side of Mount Vernon from the property with a lower school and middle school. And this request is to allow us to come in and develop 225 thousand square feet of building improvement on the property in order to accommodate a total of 850 students. 600 of those students are slated for the high school that would be developed on the property. With the ability then, for another 250 students as the school grows and matures to be able to take the middle school that presently is on the other side of Mount Vernon and bring it on over to this campus. There has been a great deal of community input dialogue with the folks in the immediate area. There has been an exhaustive extensive agreement worked out with Mount Vernon Woods Homeowners Association. A copy of that has been provided to your staff. In addition to that, a copy has just now been submitted to the clerk for purposes of spreading it upon the minutes. You will also note that there is a concurrent variance requested along Glenridge. The reason for that is the parking area being shown along Glenridge. As you get into the tract there is a stream that's running almost parallel to Glenridge that creates effectively an island area between that stream and Glenridge. Making very difficult the placement of parking at any level that makes sense. And therefore, we have asked for a concurrent variance in order to be able to park within the minimum required front yard. Mike Columns is here who did the site plan and land planning for the property to walk you through exactly why we have it land-planned and the way we have it land-planned. And then Bruce, if you'd like to comment a little bit later, a representative for from Mount Vernon Woods Homeowners Association here to confirm the support of that community."

Vice Chairman Edwards - "Pete, there's no opposition at all?"

Mr. Hendricks - "No, sir."

Vice Chairman Edwards - "Okay. Are you going to present something for us to be spread on the minutes?"

Mr. Hendricks - "It's been submitted and staff already has a copy."

Vice Chairman Edwards - "Then why don't we just do that and move forward."

Mr. Hendricks - "All right, sir."

Vice Chairman Edwards - "Okay. Let me close the Public Hearing at this time. Tom."

Commissioner Lowe - "How long has this been going on, Pete, total?"

Mr. Hendricks - "March with me and much before me."

Commissioner Lowe - "Yes. I don't know when Tom Glenn first talked to me about it but it's been awhile. But I think everything's been brought together, hasn't it, Pete? You don't know of anything? Mount Vernon Woods is okay with it?"

Mr. Hendricks - "Yes, sir."

Commissioner Lowe - "I make a motion to approve with all the conditions that are set forth, Alice. You have any doubt about what they are?"

Ms. Wakefield - "No, sir."

Commissioner Fulton - "Second."

Vice Chairman Edwards - "All right. It's been seconded. Any discussion? Cast your votes on the motion to approve. That passes. Next case, please."

A motion was made by Commissioner Lowe and seconded by Commissioner Fulton to approve as recommended and conditioned by Staff, and the private agreement to be spread upon the minutes. The motion carried by a vote of 5-0-0. Commissioner Darnell did not vote.

There being no objections, Petitions 2003U 0009 and 2003VC 0077 were approved subject to the following Recommended Conditions and Legal Description:

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved Use Permit for a Private School (Article 19.4.40) subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to:
 - a. Restrict the use of the subject property to a private school at a maximum density of 7,450.34 gross square feet per acre zoned or a total gross floor area of 225, 000 square feet, whichever is less.
 - i. Restrict the number of students in the private school to 250 in the Middle School and 600 in the Upper School.
2. To the owner's agreement to abide by the following:
 - a. To the revised site plan received by the Department of Environment and Community Development on July 24, 2003. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to the following site development considerations:
 - a. No more than 1 exit/entrance on Glenridge Drive or as may be approved by the Fulton County Traffic Engineer. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer
 - b. No more than 1 exit/entrance on Mount Vernon Highway or as may be approved by the Fulton County Traffic Engineer.. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

- c. To allow parking within the minimum front yard along Glenridge Drive. (2003VC-0077 NFC)
 - d. To prohibit outdoor lighting of the recreation fields.
 - e. ~~To direct all loudspeakers away from the property line closest to such speaker and toward the interior of the property.~~ Any outdoor sound system shall be designed to minimize the impact on the surrounding property owners with speakers configured so as to direct the sound to the intended audience on the subject site.
 - f. To install a 6-foot high black vinyl coated chain link fence along the west property line between the subject site and the Mount Vernon Woods Subdivision. Said fence shall contain no gates. All fences shall require a separate Building Permit and, unless otherwise noted herein, compliance with all conditions associated with the construction of said fence shall be in place prior to the issuance of the first Certificate of Occupancy.
 - g. No lighting shall be installed within 50 feet of the west property line.
 - h. Any lighting installed within 125 feet of the west property line and/or along the main entry road off Mount Vernon Highway shall be no taller than 20 feet. Light fixtures shall be baffled or diffused in a manner which minimizes the impact on the neighboring residential property.
 - i. Trash collection shall be limited to between the hours of 9:00 AM and 4:00 PM. All trash receptacles shall be screened from view from the adjoining residentially zoned property to the west and north.
 - j. Delivery hours shall be limited to the hours of 7:30 AM to 7:30 PM.
 - k. Grounds maintenance shall be limited to the hours of 9:00 AM to 5:00 PM Monday through Friday and 9:00 AM to 4:00 PM on Saturday.
4. To the owner's agreement to abide by the following requirements, dedication and improvements:
- a. Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for

compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

55 feet from centerline of Glenridge Drive;

45 feet from centerline of Mount Vernon Highway.

- b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of Glenridge Drive;

30 feet from centerline of Mount Vernon Highway.

- c. Provide a deceleration lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
- d. Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
- e. Improve the intersection of Mount Vernon Highway and Glenridge Drive as may be approved by the Fulton County Traffic Engineer.
- f. Provide signal upgrades at the intersection of Mount Vernon Highway and Glenridge Drive as required by the Fulton County Traffic Engineer.
- g. Provide a traffic impact mitigation plan to reduce the number of vehicular trips generated by the development to the Fulton County Traffic Engineer at the concept review phase.

- h. Provide a traffic impact study for the development to the Fulton County Traffic Engineer at the concept review phase.
5. To the owner's agreement to abide by the following:
- a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - b. Prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - c. Prior to the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, the developer/engineer shall contact the Public Works Department, Water Service Division and arrange to meet with the Fulton County Drainage Engineer on-site.
 - d. The engineer/developer is required to submit along with the application for a Land Disturbance Permit (LDP) signed documentation verifying the storm water concept plan approval.
 - e. Provide at the LDP approval documentation (such as cross-section, profile, etc.) describing all existing natural streams, creeks, or draws geometry, within the proposed development boundary and provide the appropriate bank erosion protection for the conveyance system after development.
 - f. The developer/engineer is responsible to demonstrate to the County by engineering analysis/computation at the Land Disturbance Permit application that the post-development storm water runoff discharge rate and velocity leaving the site are controlled to 75 percent of the pre-development storm water runoff conditions for the 1-year storm up to and including the 10-year storm event frequencies.
 - g. Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the

Department of Public Works, Surface Water Management Section, a project Storm Water Concept Plan. This concept plan shall include a preliminary drawing describing the proposed location of the project surface water quality and quantity facilities/Best Management Practices (BMP's), the existing downstream off-site drainage conveyance system that the proposed development runoff will impact, and the discharge path(s) from the facilities'/BMP's outlet(s) through the offsite drainage system to the appropriate receiving waters. As part of the concept plan, a preliminary capacity analysis shall be performed on the identified offsite drainage system to identify the capacity of all points of constraint (pipes, culverts, etc.), the point in the stream channel where 25 year storm peak flow is the greatest percentage of the channel capacity, and the impact of post developed flows on these points. The critical capacity points shall be selected based upon the engineers' professional judgment and limited field survey data.

- h. The developer/engineer is responsible to conceptually describe to the County at the Storm Water Concept Plan approval phase post development structural Best Management Practices (BMP's) to be utilized to reduce surface water pollution impact associated with the proposed development. The detailed engineering analysis and specifications of BMP's shall be included as a part of the LDP storm water submittal.
- i. Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, the discharge from any storm water management facility shall mimic pre-development sheet flow conditions and shall as a minimum utilize a level spreader as described in "Fulton County Storm Water Management Storm Drainage Design and Criteria Manual, December 2000".
- j. At the Concept review stage provide information on the Structural Best Management Practices (BMP's) that will be used to remove pollutants, such as organic matter, oil and grease from parking lot surface water runoff leaving the site. An assessment of the use of adsorptive filter catch basin inserts shall be provided, and selected BMP's shall be described and located on the storm water concept plan.

**Mount Vernon Presbyterian School
Upper School Site
Legal Description**

APR 07 2003

All that tract or parcel of land lying and being in Land Lots 35, 71 and 72 of the 17th district, Fulton County Georgia and more particularly described as follows:

Beginning at a nail set on the Northwest corner of the intersection of Mount Vernon Highway (50' R/W) and Glenridge Drive (40' R/W), thence running N 21° 36' 51" E a distance of 300.15' to a point, thence running N 20° 58' 45" E a distance of 21.39' to a point and the said **POINT OF BEGINNING**, thence running N 89° 48' 30" W a distance of 282.72' to a point, thence running N 89° 41' 02" W a distance of 184.68' to a point, thence running S 00° 18' 58" W a distance of 20.00' to a point, thence running S 00° 28' 14" W a distance of 150.09' to a point, thence running S 85° 19' 50" W a distance of 30.17' to a point, thence running S 17° 35' 33" E a distance of 320.01' to a point, thence running along an arc a distance of 236.21' with a 2490.00' radius and a chord direction of S 61° 34' 15" W a distance of 236.12' to a point, thence running S 64° 17' 18" W a distance of 97.56' to a point, thence running along an arc a distance of 176.23' with a 10,000.00' radius and a chord direction of S 64° 47' 36" W a distance of 176.23' to a point, thence running S 65° 17' 53" W a distance of 291.10' to a point, thence running N 00° 29' 54" E a distance of 1,577.64' to a point, thence running N 67° 49' 44" E a distance of 449.97' to a point, thence running S 88° 46' 00" E a distance of 114.33' to a point, thence running S 22° 10' 16" E a distance of 213.27' to a point, thence running S 39° 12' 35" E a distance of 266.96' to a point, thence running N 50° 47' 25" E a distance of 129.15' to a point, thence running N 89° 58' 36" E a distance of 351.08' to a point, thence running along an arc a distance of 19.33' with a 659.76' radius and a chord direction of S 06° 28' 41" W a distance of 19.33' to a point, thence running S 07° 19' 03" W a distance of 281.38' to a point, thence running along an arc a distance of 222.95' with a 935.00' radius and a chord direction of S 14° 08' 54" W a distance of 222.42' to a point, thence running S 20° 58' 45" W a distance of 87.12' to a point which is the said **POINT OF BEGINNING**.

2003U-0009

Exhibit C – 2005 Declaration of Restrictive Covenants

Deed Book 39417 Pg 66
Filed and Recorded Feb-17-2005 02:12pm
2005-0085477
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia
I HEREBY CERTIFY THAT THIS DEED WAS FILED IN BOOK 39417 PAGE 66 OF THE DEED RECORD OF FULTON COUNTY, GEORGIA

After Recording, Return To:
Paul J. McGruder, Esq.
Belling, Rice, McGruder, Barron & Bonadim
P.O. Box 244
Cumming, GA. 30028

After recording return to:

Michael R. Davis
Alston & Bird, LLP
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made this 8th day of February, 2005, by **RABUN PARTNERS III, L.P.**, a Georgia limited partnership (hereinafter referred to as "Rabun") and **THOMAS K. GLENN, II** (hereinafter referred to as "Glenn"), with the consent and agreement of **MOUNT VERNON PRESBYTERIAN SCHOOL, INC.**, a Georgia non-profit corporation (the "School").

STATEMENT OF BACKGROUND

Rabun is the owner of the real property ("Rabun Parcel") described in Exhibit A attached hereto and incorporated herein by reference. Glenn is the owner of the real property ("Glenn Parcel") described on Exhibit B attached hereto and made a part hereof by this reference. The Rabun Parcel and the Glenn Parcel are referred to collectively in this Declaration as the "Property". Rabun is today, selling and conveying the Rabun Parcel to the School, and Glenn is today conveying the Glenn Parcel to the School as a charitable contribution. Rabun sold the Rabun Parcel to the School and Glenn donated the Glenn Parcel to the School with the expectation that the School would develop the Property as a school. Accordingly, Rabun and Glenn are executing and recording this Declaration concurrently with conveyance of the Rabun Parcel and Glenn Parcel, respectively, to the School and the conveyance of the Rabun Parcel and the conveyance of the Glenn Parcel will each be made expressly subject to this Declaration. Rabun and Glenn intend by this Declaration to impose upon the Property certain restrictions and covenants, as part of a general plan of development for the Property, for the mutual benefit of the owners from time to time of the Property (or any portion thereof) and for

the benefit of Glenn, Louise Rand Glenn and any Glenn Descendant (as hereinafter defined) so long as any one or more of such persons or a Glenn Entity (as defined in Section 7.01) owns all or any portion of the Adjoining Property (as hereinafter defined). Rabun and Glenn desire to provide a flexible and reasonable procedure for the development of the Property as a school and to establish a method for the enforcement of the terms of this Declaration.

NOW, THEREFORE, Rabun and Glenn hereby declare that all of the Property shall be held, sold and conveyed subject to the restrictions, covenants, and conditions hereinafter set forth, and that all such restrictions, covenants and conditions, are for the purpose of protecting the value and desirability of, and shall run with the title to, the Property.

Article I Definitions

The following words, when used in this Declaration or in any amendment to this Declaration, shall have the following meanings:

“Adjoining Property” shall mean the real property described on Exhibit C attached hereto and made a part hereof by this reference.

“Architectural Standard” shall have the meaning given such term in Section 4.02 of this Declaration.

“Building” shall mean the main portion of any building or other structure and shall also mean all garages, porches, balconies, accessory structures and all appurtenant structures, together with all overhangs, foundations, extensions and projections thereof.

“Business Days” shall mean each day that is not a Saturday, a Sunday, or a legal holiday in the State of Georgia.

“Conceptual Building Plan” shall mean the conceptual drawing of the proposed School campus attached hereto as Exhibit D.

“County” shall mean Fulton County, Georgia.

“Declaration” shall mean this Declaration of Covenants, Conditions and Restrictions, as such document may be amended from time to time in accordance with its terms.

“Designated Glenn Descendant” shall have the meaning given such term in Section 7.01.

“Glenn Descendants” shall mean the living, direct lineal descendants by blood of Thomas K. Glenn, II, and Louise Rand Glenn who own, directly or through any entity, a

fee simple interest in all or a portion of the Adjoining Property. The term "Glenn Descendant" shall mean any one of the Glenn Descendants.

"Governmental Authority" shall mean each municipal, county, state and federal government agency, authority, department, division, court, official and any instrumentality thereof having jurisdiction over the subject matter.

"Improvements" shall mean, with respect to the Property, all Buildings, roads, driveways, sidewalks, parking areas, pavement, fences, walls, lighting, signage, ditches, retention ponds (and any other thing or device that alters flow of any water in any artificial drainage channel from or upon any land other than the Property) and all other above-ground structures and improvements of every kind or type.

"Master Plan" shall have the meaning given such term in Section 4.01.

"Owner" shall mean the record owner, whether one (1) or more Persons, of the fee simple title to all or any portion of the Property, but excluding (i) any Person holding such interest merely as security for the performance or satisfaction of any obligation, (ii) contract purchasers and (iii) any governmental authority which holds title as a result of a dedication by an Owner, including, without limitation, the School.

"Person" shall mean any natural person, corporation, joint venture, partnership (general or limited), association, trust or other legal entity.

"Site Plan" shall mean the site plan, prepared by Collins Cooper Carusi Architects, Inc. and approved in writing by Glenn and the School prior to execution and recording of this Declaration. A reduced copy of the Site Plan is attached to this Declaration as Exhibit E and incorporated herein by this reference.

Article II Property Subject To This Declaration

Section 2.01. Property Subject to Declaration. All of the Property and any right, title or interest therein shall be owned, held, leased, sold and conveyed by the School, and any subsequent Owner of all or any part of the Property, subject to this Declaration and the covenants, conditions and restrictions set forth in this Declaration.

ARTICLE III Permitted Use

Section 3.01. Use Restriction. The Property shall be principally used only for the development and operation of a school for the education of children from pre-school age through high school (or any portion or combination of such levels of schooling), together with such other uses as are reasonably incidental or ancillary thereto. No other principal

use of the Property (and no other use not incidental or ancillary to such principal use) is permitted.

Article IV

Development and Architectural Standards

Section 4.01. Development Standard. The Property shall be developed in accordance with the Site Plan and the Architectural Standard, unless a modification thereof is approved by Glenn, which approval will not be unreasonably withheld, delayed or conditioned; provided that Glenn will have no obligation to consider any such modification which would involve a use of the property that is not permitted by Section 3.01. Glenn hereby acknowledges and agrees that the Conceptual Building Plan complies with the Architectural Standard and hereby approves the Site Plan. The approval by Glenn of the Conceptual Building Plan includes approval of the brick exterior and color of the roofing materials of the Buildings shown thereon. Any approval of Glenn required or permitted by this Declaration shall be requested and either given or withheld in accordance with Section 4.05. Glenn shall not have the right under this Declaration to review or approve the architectural design or construction of individual Improvements on the Property contemplated by the Conceptual Building Plan and the Master Plan (collectively, the "Master Plan"), provided that such Improvements do not deviate in any material way from the Master Plan; provided, however, that, not less than ten (10) calendar days prior to commencement of construction of each Building contemplated by the Master Plan, the School will give written notice to Glenn describing in reasonable detail the nature of the Building to be constructed and certify that the Building will conform to the Master Plan. The approval by Glenn of the Master Plan is not intended to and does not constitute an amendment of any provision of this Declaration and does not relieve the School of its obligation to comply with all covenants which otherwise govern the construction of Buildings and the placement of Improvements on the Property. Any change in the Buildings which would materially change the brick exterior or roofing color of the Buildings shown on the Conceptual Building Plan will conclusively be a material deviation from the Master Plan and will require the approval of Glenn in accordance with this Section 4.01. The parties hereto agree that changes in the footprints of the proposed Buildings and other Improvements that are in compliance with applicable zoning requirement and with the terms of Article V hereof shall not be deemed to be material deviations from the Master Plan so long as the plan consists of three principal buildings configured in the shape of a "U" and so long as the architectural style and exterior materials of the buildings are the same in all material respects as the style and materials depicted in the Master Plan. Changes in the phasing of the Buildings depicted in the Site Plan shall also not be deemed to be a material deviation.

Section 4.02. Architectural Standard. The term "Architectural Standard", as used in this Declaration, shall mean an architectural character for all Buildings and Improvements which conform to either of the following:

- (a) An architectural character which does not differ materially from the architectural character of the existing lower school, as it exists on the date

of this Declaration, operated by the School at 471 Mt. Vernon Highway, Atlanta, Georgia; and

- (b) An architectural standard which is reasonably comparable in quality and architectural character to the "traditional" (as distinguished from "contemporary" or "modern") buildings and structures at the following private, secondary schools in Atlanta, Georgia: Wesleyan, Pace Academy, Westminster and Lovett.

To the extent that Glenn has the right under this Declaration to grant or withhold approval with respect to the architectural character of proposed Improvements, such approval may not be withheld so long as the proposed architectural character meets the Architectural Standard. Glenn acknowledges and agrees that, subject to all the provisions of Section 4.01, the Buildings and Improvements depicted in the Master Plan comply with the Architectural Standard.

Section 4.04. Inspections. Glenn shall have the right during reasonable business hours and after first giving reasonable prior written notice to Owner, to enter upon and inspect any Improvements then under construction to determine whether or not such Improvements are being constructed in accordance with this Declaration.

Section 4.05. Approvals. Whenever the School desires to obtain from Glenn any approval or consent from Glenn required or permitted by this Declaration, the School shall submit to Glenn a written request for such approval or consent in the manner specified in Section 7.06 of this Declaration. Glenn shall, within thirty (30) calendar days following receipt of such request, give written notice to Owner of its approval or disapproval. If a notice of disapproval is given, the notice will specify in reasonable detail the reasons for disapproval and the changes or modification in the relevant request which would cause it to be acceptable to Glenn. If Glenn fails for any reason to give a notice of either approval or disapproval within such thirty (30) day period, such failure shall constitute consent or approval of the matter specified in the notice from Owner.

Section 4.06. Certificate of Compliance. Upon request by the Owner (which shall not be made more than three times in any calendar year), Glenn shall deliver to the Owner a written certificate in recordable form, stating whether or not the Improvements then located on the Property are in compliance with this Declaration.

Article V

Protective Covenants

Section 5.01. General. The Property shall be used only for uses permitted by Section 3.01 hereof. In addition, no use shall be permitted which is not allowed under applicable laws and public codes and ordinances either already adopted or as may be adopted by the County or other governmental authority having jurisdiction. Each Owner of the Property at all times shall comply in all material respects with any and all zoning and use restrictions and conditions, density limitations and setback requirements placed

upon the Property by the County as they exist from time to time. In the event a conflict exists between any such public requirement(s) and any requirement(s) of this Declaration, the most restrictive requirement shall control.

Section 5.02. Height of Improvements. No Building or other Improvement may exceed fifty-five (55) feet in height; provided that, with respect to the Buildings facing the proposed courtyard, as identified on the Site Plan, the measurement of height will be made from the side of the Building facing the courtyard, with the result that a daylight basement may be utilized on the other side of the Building and a height on that side in excess of fifty-five (55) feet from ground level.

Section 5.03. Exterior Lighting. The School agrees that any outdoor lighting on the Property shall be designed to minimize the impact on the surrounding property owners and lights will be shielded and aimed so that direct illumination is confined to the Property. No lighting will be installed within 50' of the northern property line except as may be required to comply with applicable requirements of Governmental Authorities. All exterior lighting within 125' feet of the northerly property line of the Property shall use environmental fixtures which shall be no higher than 25' feet. No high-pressure sodium lights (or equivalent) shall be used for exterior lights; exterior lighting shall be limited to incandescent, low-pressure sodium, metal halide, mercury-type, and equivalent bulbs. The School agrees not to install lighting on the athletic fields which would allow the use of such fields after dark. Exterior lighting for the Property, which must conform to the requirements of this Section 5.03, will be installed in accordance with a lighting plan to be developed by the School. The lighting plan will be submitted to Glenn for review and approval, which may not be unreasonably withheld, delayed or conditioned, prior to installation of any lighting on the Property. Glenn must give written notice of approval or disapproval within ten (10) business days after receipt of the proposed lighting plan. If a notice of disapproval is given, the notice must specify in reasonable detail the changes in the lighting plan which would cause it to be acceptable to Glenn.

Section 5.04. Building Setbacks and Buffers. The School agrees that it shall maintain an undisturbed buffer of not less than thirty-five (35) feet from the northern property line of the Property; provided, however, that the School may plant trees and shrubs in such thirty-five (35) foot buffer in accordance with the Landscaping Plan (as defined in Section 5.07).

Section 5.05. Signs. No signs will be erected or installed on the Property except signs related to the school operated on the Property; provided that, during the construction of Improvements on the Property in accordance with this Declaration, the School may place temporary signs on the Property as may be required by Governmental Requirements and to show the identity of the general contractor performing the work and any lender financing such construction.

Section 5.06. Fences and Walls. The School shall install a fence along the property line between the Property and the Adjoining Property, which shall be six (6) feet in height and constructed of chain link covered in black vinyl. No gates may be installed

in such fence and the School will maintain such fence in good repair, normal wear and tear excepted, and replace such fence as may be necessary from time to time while this Declaration remains in effect.

Section 5.07. Landscaping. The School will install reasonable landscaping in the buffer area along the northern boundary of the Property in accordance with a landscaping plan to be developed by the School. The proposed landscaping plan will be submitted to Glenn for review and approval, which may not be unreasonably withheld, delayed or conditioned, prior to installation of any landscaping in the buffer area. Glenn must give written notice of approval or disapproval within ten (10) business days after receipt of the proposed landscaping plan. If a notice of disapproval is given, the notice must specify in reasonable detail the changes in the landscaping plan which would cause it to be acceptable to Glenn. The landscaping plan approved by Glenn is referred to in this Declaration as the "Landscaping Plan". The School shall plant the trees and shrubs listed or depicted in the Landscaping Plan not later than ninety (90) days after the completion of the grading of the property; provided, however, that the School may defer such planting until the first season appropriate for such planting that occurs after the completion of grading. The School shall replace any tree or shrub so planted which dies within the first three (3) years after planting.

Section 5.08. Maintenance. Owner will maintain all Buildings and other Improvements and all landscaping in good operating condition.

Section 5.09. No Rezoning or Resubdivision. Owner shall not seek rezoning of the Property or seek to subdivide the Property. Owner will have the right to seek such variances or other consents of Governmental Authorities as may be necessary from time to time to proceed with construction of all Improvements contemplated by the Master Plan.

Section 5.10. Modular Classrooms. The School will have the right to install modular, temporary classroom buildings on the Property, in compliance with all applicable requirements of all Governmental Authorities having jurisdiction, in generally the locations established for Building sites in the Master Plan or in the areas of the Site Plan marked "BASEBALL FIELD" AND "FUTURE TENNIS". The School will have the right to use the modular classroom buildings, as necessary to meet the classroom needs of the student body, in the areas specified above, until all Buildings shown on the Site Plan have been constructed, at which time use of modular buildings must cease unless approved by Glenn or by the Glenn Descendants in accordance with Section 7.01. If the School determines that it is not possible to install the modular classrooms in the areas specified above, the School may request the approval of Glenn to the placement of a modular classroom building in the parking areas, but Glenn will be entitled to grant or withhold such approval in his discretion.

Article VI Repurchase Right

Section 6.01. Financial Feasibility. Prior to commencing the initial grading or other land disturbance activities on the Property, the School shall provide Glenn with reasonable written evidence of the financial feasibility of completion by the School of the construction of, whether through internal fund raising efforts and/or outside financing. If Glenn fails to raise objection to such evidence of financial feasibility within ten (10) Business Days following the date of submission thereof to Glenn, then the School shall be deemed to have satisfied such requirement and Glenn shall be deemed to have consented to the commencement of construction. The delivery to Glenn of commitments for funding as evidenced by written pledges or by a firm written commitment for financing from a lending institution, or by a combination thereof, which is adequate and sufficient to pay the then reasonably projected cost of the construction of the contemplated improvements as determined by the School shall in all events be deemed to satisfy this requirement.

Section 6.02. Repurchase Option. In the event that the School fails for any reason (a) (i) to commence the grading of the Property pursuant to a valid land disturbance permit issued by the appropriate Governmental Authority, (ii) to have obtained a building permit with respect to the initial phase of the School's contemplated improvements from the appropriate Governmental Authority (which must, in any event, include at least one building containing not less than twenty-five thousand (25,000) square feet and either conforming to the Master Plan or otherwise approved in writing by Glenn) (the "Phase I Improvements"), (iii) to have entered into a binding construction contract with a reputable and qualified general contractor providing for the completion of the Phase I Improvements on or before the fifth (5th) anniversary of the date of recording of this Declaration, and (b) to substantially complete the construction and installation of the footings and foundations necessary for the Phase I Improvements on or before the end of six (6) months after the fifth (5th) anniversary of the Closing Date (hereinafter referred to collectively as the "Repurchase Option Requirements"), then Rabun shall have an option to repurchase the Rabun Parcel from the School in accordance with the terms and conditions hereinafter set forth in this Section 6.02 (hereinafter referred to as the "Repurchase Option"). The Repurchase Option may be exercised by Rabun, at the option of Rabun, by delivery of written notice to the School prior to the date which is the earlier of (i) the tenth (10th) anniversary of the date of recording of this Declaration or (ii) the date the School actually satisfies the Repurchase Option Requirements. If the School satisfies the Repurchase Option Requirements at any time prior to the tenth (10th) anniversary of the Closing Date and Rabun has not then exercised the Repurchase Option, Rabun will, within ten (10) Business Days after receipt of a written request from the School execute and deliver to the School a quitclaim deed, describing the Rabun Parcel and confirming termination of the Repurchase Option; provided that, in any such written request from the School, the School must, if requested by Rabun, include reasonable documentation, including, without limitation, copies of the required building permit and construction contract, confirming that the Repurchase Option Requirements have been satisfied. The purchase price to be payable by Rabun in the event the Repurchase Option is timely and properly exercised shall be an amount equal to the

purchase price paid by the School to Rabun (hereinafter referred to as the "Option Price"). In the event Rabun exercises the Repurchase Option, then a closing shall take place within ninety (90) days following the date of Rabun's notice exercising the Repurchase Option. The Option Price shall be payable by the School to Rabun in cash at the closing of such reconveyance; provided that, if the Rabun Parcel is still subject any purchase money indebtedness of the School held by Rabun and still then outstanding, Rabun shall be entitled to receive a credit against the Option Price for the outstanding principal balance of such indebtedness and any accrued but unpaid interest thereunder outstanding as of the date of closing such repurchase, and such indebtedness shall be thereby deemed to have been paid in full and the promissory note evidencing such indebtedness shall be marked by Rabun as paid in full and shall be surrendered to the School, and the deed to secure debt securing such note shall be canceled and satisfied of record by Rabun. In the event the Repurchase Option is validly exercised by Rabun, title to the Rabun Parcel shall be conveyed by the School to Rabun at the closing of the Repurchase Option (the "Repurchase Closing") by limited warranty deed subject only to the exact same title exceptions which encumbered the Rabun Parcel at the time of conveyance by Rabun to the School on the date of this Declaration (except that all property taxes shall be maintained fully current by the School during the period it holds title to the Property and only property taxes which are either not delinquent or not due and payable will be a permissible title exception), other than general utility easements granted by the School to provide utility services to the Property and this Declaration (the "Repurchase Permitted Title Exceptions"). Rabun shall have the right to perform a title examination of the title to the Rabun Parcel and give written notice to the School of the existence of any title exceptions ("Unpermitted Repurchase Exceptions") other than the Repurchase Permitted Title Exceptions encumbering the Rabun Parcel. The School shall take such action and incur such expense as may be necessary to remove or cancel any Unpermitted Repurchase Exceptions. At the time of the Repurchase Closing, there will be no improvements or personal property of any kind on the Rabun Parcel and the School shall, prior to the Repurchase Closing and at the expense of the School, fully and completely remove all such improvements and personal property. The School shall pay the State of Georgia Real Estate Transfer Tax due on the deed from the School to Rabun. Rabun and the School shall otherwise pay the costs and expenses which each of them incur in connection with the Repurchase Option. Rabun and the School shall, at the Repurchase Closing, execute and deliver documents comparable to the documents which were executed and delivered at the closing of the sale of the Rabun Parcel by Rabun to the School to effect conveyance of the Rabun Parcel by the School to Rabun. In the event, however, that the School satisfies the Repurchase Option Requirements within the time periods hereinabove provided, or at any time thereafter which is prior to the exercise of the Repurchase Option by Rabun, or in the event that Rabun for any reason fails to exercise the Repurchase Option or to close the repurchase of the Rabun Parcel in the manner and within the time periods above provided, then the Repurchase Option shall be deemed to have lapsed and expired and Rabun shall have no further right or option to repurchase the Rabun Parcel from the School. If Rabun is prevented from exercising the Repurchase Option (or if Rabun attempts to exercise the Repurchase Option in accordance with its terms but is prevented from doing so) by virtue of (x) a failure or refusal by Owner to perform its obligations under the Repurchase Option, (y) bankruptcy

of Owner or any other entity then holding title to the Property or (z) a finding by any court that the Repurchase Agreement is unenforceable for any reason, then, and in any such event, Rabun shall be deemed to have exercised the Repurchase Option for all purposes under this Declaration and the Use Restriction shall, without any action of any person, remain in effect for the full twenty (20) year term of this Declaration.

Article VII General Provisions

Section 7.01. Enforcement. The terms and provisions of this Declaration shall be enforceable against the Property by Glenn, during his lifetime, so long as either Glenn or his wife, Louise Rand Glenn ("Louise Glenn") or any Glenn Descendant owns all or any portion of the Adjoining Property. If Glenn dies or becomes mentally incompetent before expiration of this Declaration, then all rights of Glenn under this Declaration will automatically pass to and be enforceable by Louise Glenn. If Louise Glenn dies or becomes mentally incompetent before expiration of this Declaration, then all rights of Louise Glenn under this Declaration will automatically pass to the Glenn Descendants. Whenever (i) the Glenn Descendants are entitled to enforce this Declaration in accordance with this Section 7.01 and (ii) there is more than one (1) Glenn Descendant, the individuals comprising the Glenn Descendants shall, within ten (10) business days following receipt of a written request from the School, appoint by written document one Glenn Descendant who shall have complete authority to make all decisions and determinations required or permitted by this Declaration to be made by Glenn and thereby to bind all Glenn Descendants. The Glenn Descendant so appointed in such written document is referred to in this Declaration as the "Designated Glenn Descendant". In the event that the Glenn Descendants fail to designate a Designated Glenn Descendant within such ten (10) business day period, then, to the extent that the School is entitled to seek any approval or consent of the Glenn Descendants pursuant to this Declaration, then, until appointment of the Designated Glenn Descendant, the School will have the right to rely conclusively on any written consent or approval granted by any Glenn Descendant who is then occupying the residence on the Adjoining Property which, on the date of this Declaration, is occupied by Glenn and Louise Glenn. Rabun will have the right at any time to transfer and assign all of its right, title and interest under this Declaration, including, without limitation, the rights of Rabun under the Repurchase Option, to any entity ("Glenn Entity") which (i) becomes the holder of title to all or any portion of the Adjoining Property and (ii) is owned or controlled, directly or indirectly, by Glenn or Glenn Descendants.

Section 7.02. Non-Compliance. Except under circumstances which constitute an emergency or create the potential for immediate or irreparable harm, Owner will not be in default under or in violation of this Declaration (excluding Article VI) unless and until Glenn has first given to Owner written notice of the event or circumstances which Glenn has determined to be a breach or violation of this Declaration an opportunity for ten (10) business days to cure the alleged breach or violation. Glenn will not be entitled to take any form of legal or other remedial action against Owner to enforce this Declaration until Owner is in default. If Glenn determines that Owner has violated this Declaration under circumstances which constitute an emergency or create the potential for immediate or

irreparable harm, nothing in this Section 7.02 will impair or restrict the right of Glenn to seek injunctive or other equitable relief in the appropriate equity court in Fulton County, Georgia. With respect to Article VI, Owner will be entitled to the same written notice and opportunity to cure before being in default under Article VI, but such notice will be given by Rabun. Except as set forth in Article VI, in no event shall non-compliance with this Declaration result in any form of forfeiture of the title of the Owner (or any person claiming through the Owner) to the Property or give any party the right to divest the Owner (or any person claiming through the Owner) of title to the Property.

Section 7.03. Dispute Resolution. In the event of any controversy or claim arising out of or relating to the interpretation or enforcement of any of the provisions of this Declaration, Glenn, Rabun and the Owner shall in good faith proceed to attempt to settle and resolve such controversy and dispute by locally applicable mediation procedures. Should any one of Glenn, Rabun or the Owner at any time thereafter determine in good faith that such controversy and dispute is not reasonably capable of being resolved between the parties by such mediation procedures, then such controversy and dispute shall be settled and resolved by binding arbitration administered by the American Arbitration Association (hereinafter referred to as the "AAA") in accordance with its Commercial Arbitration Rules ("Rules"); provided, however, that nothing contained in this Section 7.03 is intended to prevent Glenn from seeking injunctive or other equitable relief in accordance with Section 7.02. The arbitration shall be conducted by a single arbitrator, selected in accordance with the Rules, who must be a retired trial judge having not less than ten (10) years experience. Judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. All arbitration hearings shall be held at a time and location determined by the arbitrator, or at such other time and/or location as the parties may agree, provided that, all arbitration hearings shall be conducted in Fulton County, Georgia. Demand for arbitration may be made at any time by either Glenn, Rabun or the Owner by giving written notice to the others and to AAA, which will then initiate the arbitration in accordance with the Rules.

Section 7.04. Duration. Except as hereinafter provided in this Section 7.04, this Declaration and all provisions hereof shall run with and bind the Property and the title thereto and shall be and remain in effect for a period of twenty (20) years after the date that this Declaration is recorded. Notwithstanding the foregoing, this Declaration shall expire and terminate, prior to the expiration of such twenty-year period in the event (1) (i) Owner fails to complete or satisfy the Repurchase Option Requirements and (ii) thereafter, for any reason, Rabun fails to exercise the Repurchase Option on or before the date which is exactly ten (10) years following the date of recording of this Declaration or (2) neither Glenn, Louise Glenn nor any Glenn Descendant holds title to any portion of the Adjoining Property. After expiration of twenty (20) years following the date of recording of this Declaration, this Declaration will full and automatically terminate without any action by any Person. If this Declaration expires pursuant to either (1) or (2) of the second sentence of this Section 7.04, Rabun and Glenn (or if Glenn has died or is incompetent, either Louise Glenn or, if Louise Glenn has died or is incompetent, the then acting Designated Glenn Descendant) will, within ten (10) calendar days after receipt of a written request from the School (which written request will specify in reasonable detail the event which has occurred and caused expiration of this

Declaration), execute and deliver to the School a document, in a form acceptable for recording in the Office of the Clerk of the Superior Court of Fulton County, Georgia, confirming such expiration.

Section 7.05. Amendment. This Declaration may be amended only by a written document signed by Rabun, Glenn and the Owner and recorded in the Office of the Clerk of the Superior Court of Fulton County, Georgia.

Section 7.06. Notice. Any notice, request, demand, instruction or other communication (hereinafter referred to as a "Notice") to be given to any Person pursuant to this Declaration may be given either by said Person or its counsel and shall be deemed to have been properly sent and given when delivered by any of the following methods of delivery: (a) by hand delivery; (b) by certified mail, return receipt requested, or registered mail, postage prepaid; or (c) by reputable courier service or commercially reliable overnight delivery. All Notices to Glenn, Rabun and the School shall be sent to their respective addresses as set forth below. If delivered by hand, a Notice shall be deemed to have been sent, given and received when actually delivered to the addressee. If sent by certified or registered mail, a Notice shall be deemed to have been timely given when deposited in the mail with the proper address and adequate postage, but the time period allowed for any response to such notice will not begin until the date of receipt. If sent by courier service or commercially reliable overnight mail delivery service, a Notice shall be deemed to have been timely given when delivered to said courier service or overnight mail delivery company with the proper address and delivery charges either prepaid or charged to a proper account, and shall be deemed to have been received on the earlier of the date of its actual receipt by the addressee or on the day which is the second (2nd) Business Day following such deposit, whether or not actually received by the addressee. Any rejection or other refusal to accept any such Notice or the inability of the Person giving such notice to deliver same as a result of a change of address as to which no notice of change has been given as provided for herein shall be deemed to constitute the receipt of such Notice by the Person which is unwilling or unable to accept such Notice. Each of the School, Glenn and Rabun shall have the right to change the address to which Notices to it are to be sent by giving written notice of said change to the other parties to this Agreement as provided in this section. The addresses to which any such Notice shall be sent are as follows:

TO RABUN:

Rabun Partners III, L.P.
1201 W. Peachtree Street, N.W.
Suite 5000
Atlanta, Georgia 30309

TO GLENN:

Mr. Thomas K. Glenn, II
1201 W. Peachtree Street, N.W.
Suite 5000
Atlanta, Georgia 30309

TO THE SCHOOL:

Mount Vernon Presbyterian School, Inc.
471 Mt. Vernon Hwy
Atlanta, Georgia 30328
Attention: Head of School

With an additional copy to:

Troutman Sanders LLP
600 Peachtree Street, N.E., Suite 5200
Atlanta, Georgia 30308-2216
Attn: Hazen H. Dempster, Esq.

Section 7.07. Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

Section 7.08. Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any Person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Declaration are declared to be severable.

Section 7.09. Captions. The captions of each Article and Section hereof, as to the contents of each Article and Section, are inserted only for convenience and are in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer.

Section 12.09. Preparer. This Declaration was prepared by Michael R. Davis, Alston & Bird, One Atlantic Center, 1201 West Peachtree Street, Atlanta, Georgia 30309-3424.

Section 12.10. Perpetuities. If any of the covenants, conditions, restrictions or other provisions of this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one

(21) years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

Section 12.21. Conflict. In the event of a conflict between the provisions of this Declaration and the provisions of Georgia law, then to the extent that the provisions of Georgia law cannot be waived by agreement, Georgia law shall control.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the School, Rabun and Glenn have executed and sealed this instrument as of the day and year first above written.

RABUN:

RABUN PARTNERS III, L.P.

BY: Acadia Management, LLC, a
Georgia limited liability company, Its
General Partner

By: Thomas K. Glenn, II
Thomas K. Glenn, II, Member

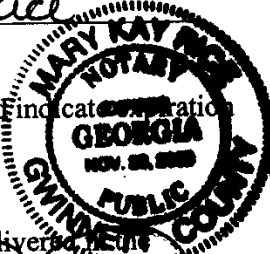
BY: Thomas K. Glenn, II
Thomas K. Glenn, II, General Partner

GLENN:

Thomas K. Glenn, II (SEAL)
Thomas K. Glenn, II

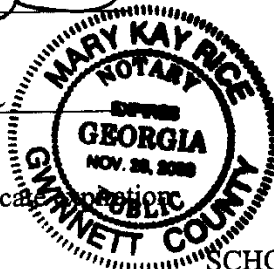
Signed, sealed and delivered in the
presence of:
[Signature]
Witness

Mary Kay Rice
Notary Public
(Affix official seal and indicate expiration
date of commission)



Signed, sealed and delivered in the
presence of:
[Signature]
Witness

Mary Kay Rice
Notary Public
(Affix official seal and indicate expiration
date of commission)



SCHOOL:

**MOUNT VERNON PRESBYTERIAN
SCHOOL, INC.**

By: [Signature]
Title

Signed, sealed and delivered in the
presence of:

Katonia M. Rodgers
Witness
Susan Cheryl Arnold
Notary Public

(Affix official seal and indicate expiration
date of commission)

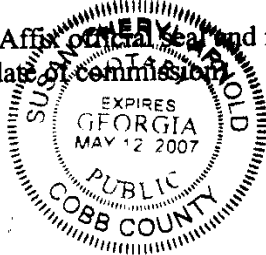


EXHIBIT B

GLENN PARCEL

All that tract or parcel of land lying and being in Land Lots 35 and 72 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

To locate the true POINT OF BEGINNING, commence at a Nail Set at the intersection of the Northwesterly right of way line of Glenridge Road (40-foot right of way) and the Northwesterly right of way line of Mount Vernon Hwy (50-foot right of way); thence proceed along the Northwesterly right of way line of Glenridge Road North 21 degrees 36 minutes 51 seconds East a distance of 300.15 feet to an Iron Pin Found (½" Re-Bar); thence continue along the Northwesterly right of way line of Glenridge Road North 20 degrees 58 minutes 45 seconds East a distance of 21.39 feet to a point which is the true POINT OF BEGINNING; with the true POINT OF BEGINNING thus established, proceed North 89 degrees 48 minutes 30 seconds West a distance of 282.72 feet to a point located on the West line of Land Lot 35 and the East line of Land Lot 72; thence proceed North 01 degrees 53 minutes 02 seconds West a distance of 535.10 feet to an Iron Pin Placed; thence proceed North 50 degrees 47 minutes 25 seconds East a distance of 93.97 feet to an Iron Pin Placed; thence proceed North 89 degrees 58 minutes 36 seconds East a distance of 351.08 feet to an Iron Pin Placed on the Westerly right of way line of Glenridge Drive; thence proceed along the Westerly and Northwesterly right of way line of Glenridge Drive the following courses and distances: along the arc of a 659.76-foot radius curve to the right, an arc distance of 19.33 feet to a point (said arc being subtended by a chord bearing South 06 degrees 28 minutes 41 seconds West, a chord distance of 19.33 feet); South 07 degrees 19 minutes 03 seconds West a distance of 281.38 feet to a point; along the arc of a 935.00-foot radius curve to the right, an arc distance of 222.95 feet to a point (said arc being subtended by a chord bearing South 14 degrees 08 minutes 54 seconds West, a chord distance of 222.42 feet); and, South 20 degrees 58 minutes 45 seconds West a distance of 87.12 feet to a point which is the true POINT OF BEGINNING.

Said tract contains a total of 5.00000 acres and is depicted as Tract Three on a survey titled Boundary Survey of Property Located in Land Lots 35 and 72, 17th District, Fulton County, Georgia, dated February 2, 1998, last revised April 25, 2003, by Watts & Browning Engineers, Inc., which survey is incorporated herein by reference for a more complete description of the Property.

EXHIBIT C

Tract I

All that tract or parcel of land, lying and being in land lots 71, 72 and 35 of the 17th District of Fulton County, Georgia, more particularly described as follows:

BEGINNING at an iron pin located one hundred fifty (150) feet north of the southeast corner of said land lot 72, and running thence east two hundred eighty-two and six-tenths (282.6) feet to an iron pin at Old Roswell Road; thence northerly along the western side of Old Roswell Road seventeen hundred eighty-three and three-tenths (1783.3) feet to an iron pin; thence west three hundred eighty-seven (387) feet to an iron pin; thence continuing west eight hundred thirty-seven (837) feet to an iron pin; thence south twenty-five hundred ninety-seven and six-tenths (2597.6) feet to Dunwoody Road; thence easterly along the northern side of Dunwoody Road eight hundred thirty-six and two-tenths (836.2) feet to an iron pin; thence northwesterly three hundred twenty-two (322) feet to an iron pin; thence north one hundred fifty (150) feet to an iron pin; thence east one hundred eighty-five (185) feet to the point of beginning; said tract containing an aggregate of 60.06 acres, according to a plat of property survey for T. Glenn, made by R.T. Brice, Engineer, April 1939, a copy of which plat is on file in the office of Atlanta Title & Trust Company, Atlanta, Georgia.

AND:

Tract II

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 35 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the west side of Glenridge Drive, 1190 feet south of Abernathy Road; thence in a southerly direction along the west side of Glenridge Drive and following the curvature thereof, a distance of 240 feet to an iron pin; thence S 88 degrees 30 minutes 39 seconds W, a distance of 183 feet, more or less, to a point; thence in a northerly direction, parallel to the west side of Glenridge Drive a distance of 240 feet to a point on the south property line of William K. and Donna D. Glenn; thence N 88 degrees 53 minutes 29 seconds E along the south property line of William K. and Donna D. Glenn, a distance of 183 feet more or less to the west side of Glenridge Drive and the point of beginning. Said tract to contain one acre.

AND:

Tract III

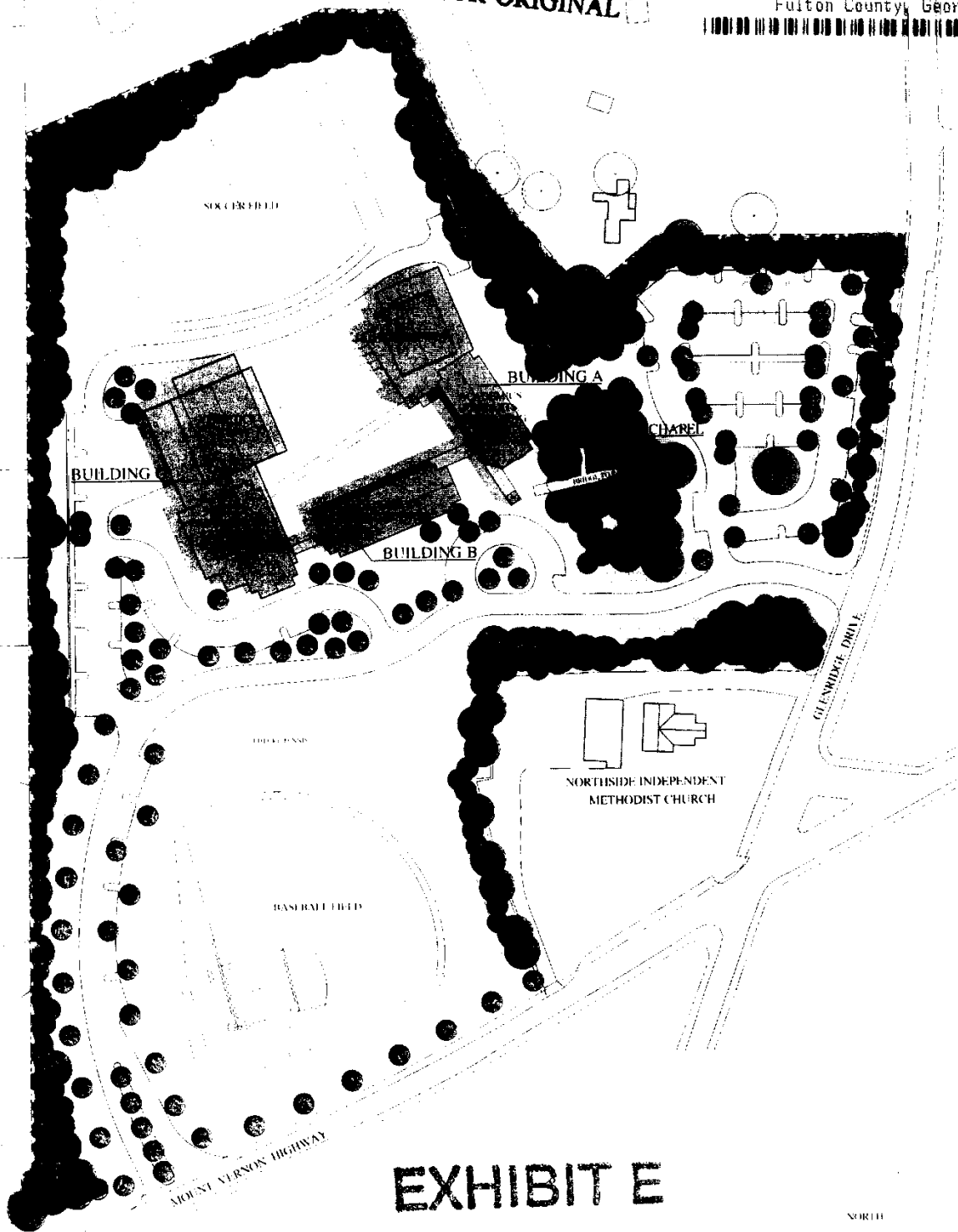
**ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 33
and 72 of the 17th District of Fulton County, Georgia, and being
more particularly described as follows:**

To reach the POINT OF BEGINNING: Commence at the intersection formed by the westerly r/w of Glenridge Drive (40' r/w) and the south curb line of Abernathy Road (as said curb line existed on June 21, 1979) and proceed thence in a southerly direction along the westerly r/w of Glenridge Drive (40' r/w) for a distance of 1190.0 feet to a point; proceed thence S88°53'29"W for a distance of 183 feet, more or less, to the point of beginning; from the point of beginning thus established running thence in a southerly direction along a line which is parallel to the westerly r/w of Glenridge Drive (40' r/w) a distance of 240 feet, more or less, to a point; running thence S88°50'39"W a distance of 910.6 feet, more or less, to a point; running thence N01°06'04"W a distance of 397.6 feet to a point; running thence N88°53'29"E a distance of 504.9 feet to a point; running thence S01°06'31"E a distance of 157.9 feet to a point; running thence N88°53'29"E a distance of 381.4 feet, more or less, to the point of beginning, said property containing 6.78 acres, more or less.



EXHIBIT D

POOR ORIGINAL



CONCEPT SITE PLAN

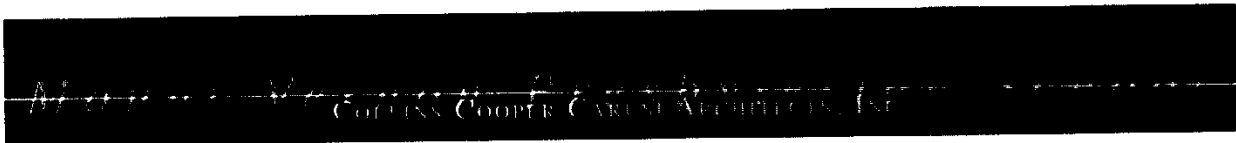


Exhibit D – 2016 Declaration of Restrictive Covenants

Upon recording return to:
Lisa A. Crawford
Dorough & Dorough, LLC
Attorneys at Law
160 Clairemont Avenue, Suite 650
Decatur, Georgia 30030
(404) 687-9977

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (hereinafter referred to as the "Declaration"), is made and entered into on the 15th day of March, 2016, by **GLENRIDGE LAND HOLDINGS, L.L.P.**, a Georgia limited liability limited partnership, and **PATRICIA LOUISE RAND GLENN** (hereinafter, collectively referred to as "Declarant"), with the consent and agreement of **MOUNT VERNON PRESBYTERIAN SCHOOL, INC.**, a Georgia non-profit corporation (the "School").

W I T N E S S E T H

WHEREAS, Declarant is the owner of certain real property located in Land Lots 35, 71 and 72, 17th District, City of Sandy Springs, Fulton County, Georgia, as more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (hereinafter referred to as the "Real Property"); and

WHEREAS, Declarant intends to convey a portion of the Real Property more particularly described on Exhibit "B" attached hereto and by this reference incorporated herein to Ashton Atlanta Residential, L.L.C., or its successors and assigns as the case may be (hereinafter referred to as the "Ashton Property"); and

WHEREAS, Declarant intends to convey a portion of the Real Property more particularly described on Exhibit "C" attached hereto and by this reference incorporated herein to the School (hereinafter referred to as the "School Property"); and

WHEREAS, Declarant desires to establish certain restrictions applicable to the School Property consistent with the zoning of the Real Property;

NOW, THEREFORE, Declarant hereby declares that the real property described in Exhibit "A" attached hereto and by this reference incorporated herein is hereby subjected to the provisions of this Declaration and shall be held, sold, transferred, conveyed, used, occupied, mortgaged and otherwise encumbered subject to the covenants and restrictions, hereinafter set

forth, which are for protecting the value and desirability of and which shall run with the title to, such property and shall be binding on all persons having any right, title or interest in all or any portion of such property, their respective heirs, legal representatives, successors, successors-in-title and assigns and shall inure to the benefit of each Owner of all or any portion thereof.

ARTICLE II Property Subject To This Declaration

2.1 Property Subject to Declaration. All of the Real Property and any right, title or interest therein shall be owned, held, leased, sold and conveyed subject to this Declaration and the covenants, conditions and restrictions set forth in this Declaration.

ARTICLE III Permitted Use

3.1 Use Restriction. The School Property shall be principally used only for recreational and athletic fields and appurtenant facilities. No other principal use of the School Property (and no other use not incidental or ancillary to such principal use) is permitted.

ARTICLE IV Protective Covenants

4.1 General. The School Property shall be used only for uses permitted by Section 3.1 hereof. In addition, no use shall be permitted which is not allowed under applicable laws and public codes and ordinances either already adopted or as may be adopted by the City of Sandy Springs (the "City") or Fulton County or other governmental authority having jurisdiction. Each Owner of the Real Property at all times shall comply in all material respects with any and all zoning and use restrictions and conditions, density limitations and setback requirements placed upon the Real Property by the City as they exist from time to time. In the event a conflict exists between any such public requirement(s) and any requirement(s) of this Declaration, the most restrictive requirement shall control.

4.2 Exterior Lighting. The School agrees not to install lighting on athletic fields which would allow the use of such fields after dark, except for customary and reasonably necessary security lighting which shall, to the extent practicable, be directed away from the Ashton Property and adjoining residences. The School agrees that any outdoor security lighting on the School Property shall be designed to minimize the impact on the surrounding property owners and lights will be shielded and aimed so that direct illumination is confined to the School Property.

4.3 Loud Speakers and Sound Systems. Loudspeakers used on and surrounding the recreational and athletic fields located on the School Property shall be directed away from the single family area in the Mount Vernon Woods subdivision and the Ashton Property.

ARTICLE V
Default; Dispute Resolution

5.1 Default. A party shall be deemed to be in default of this Declaration if it fails or refuses to comply with the terms and conditions set forth herein for any reason. In the event of a default ("Event of Default"), the non-defaulting party shall give the defaulting party notice of default that shall describe the condition causing the Event of Default in detail. The defaulting party shall then have fifteen (15) days from the receipt of notice under this Declaration to cure the condition causing the Event of Default. If the defaulting party fails to cure the Event of Default within such time period, the non-defaulting party may, in its discretion, invoke the dispute resolution procedures set forth below.

5.2 Dispute Resolution Procedures. Except as otherwise provided hereinabove, the parties agree first to attempt to resolve disputes arising out of this Declaration through mediation in lieu of initially filing suit in a court of law. For any claim arising out of the terms of this Declaration and covered under this Section, other than any action taken to obtain temporary emergency relief, the complaining party shall provide the other party with written notice of the claim and the basis for the claim. If the parties are unable by themselves to resolve the dispute within ten (10) days after receipt of the written notice, then upon written request of any party to the dispute, made within ten (10) days after the end of the 10-day period of private resolution, the disputing parties, in good faith, shall attempt to resolve the dispute through an independent mediation agency in the State of Georgia. If any party to the dispute requests mediation, the dispute shall be submitted to mediation within thirty (30) days of such request. If mediation is commenced but the dispute is not resolved within thirty (30) days after submission of the matter to the mediation process, or such longer time as may be mutually agreed upon by each party to the dispute, the mediation shall terminate and the parties may pursue any and all available legal and equitable remedies, including, but not limited to, injunctive relief.

ARTICLE VI
General

6.1 Governing Law; Waiver of Trial by Jury. This Declaration shall be construed and interpreted under the laws of the State of Georgia. THE PARTIES HERETO, TO THE GREATEST EXTENT PERMITTED BY LAW, HEREBY WAIVE ANY RIGHT EITHER MAY HAVE TO A TRIAL BY JURY FOR ANY DISPUTE BETWEEN THEM ARISING HEREUNDER.

6.2 Time of the Essence. Time is of the essence and that time specifications contained in this Declaration shall be strictly construed.

6.3 Cumulative Rights; No Waiver. Except as otherwise expressly set forth in this Declaration, all rights, powers and privileges conferred hereunder upon the parties are cumulative but not restricted to those given by law. No failure of any party to exercise any power given such party hereunder or to insist upon strict compliance by any other party to its obligations hereunder, and no custom or practice of the parties in variance with the terms hereof, constitutes a waiver of any party's right to demand exact compliance with the terms hereof.

6.4 Severability. Wherever possible, each provision of this Declaration will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Declaration shall be prohibited by or invalid under such law, such provision is ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Declaration.

6.5 Amendments. Neither this Declaration nor any provision hereof may be changed, waived, discharged, modified, or terminated orally, but only by an instrument in writing signed by the owners of the School Property and the Ashton Property, respectively. For purposes of this Declaration, in the event the rights, obligations and responsibilities applicable to the Ashton Property are assigned to the Association as provided below, the Association shall be deemed the owner of the Ashton Property for purposes of amending this Declaration.

6.6 Assignment. If at any time after the date hereof all or any portion of the Ashton Property is subjected to a declaration of protective covenants which provides for a mandatory membership owners association having the authority to enforce the provisions of said declaration of protective covenants (the "Association"), the owner of the Ashton Property may, at any time, assign all rights, obligations and responsibilities hereunder applicable to the Ashton Property to the Association without any approval, consent or acceptance being necessary by the School, as the owner of the School Property. Thereafter, the Association shall be solely liable for all obligations hereunder applicable to the Ashton Property.

6.7 Notice. Each notice or document (collectively referred to in this Section as "Notice") required or permitted to be given hereunder must comply with the requirements of this Section. Each such Notice shall be in writing and shall be delivered either by personally delivering it (including Federal Express or commercial courier service) or by depositing it with the United States Postal Service, certified mail, return receipt requested, with adequate postage prepaid, addressed to the appropriate party (and marked to a particular individual's attention). Such Notice shall be deemed delivered at the time of personal delivery or, if mailed, when it is deposited as provided above, but the time period in which a response to any such Notice must be given or any action taken with respect thereto shall commence to run from the date it is personally delivered or, if mailed, the date of receipt of the Notice by the addressee thereof, as evidenced by the return receipt. Rejection or other refusal by the addressee to accept the Notice shall be deemed to be receipt of the Notice. In addition, the inability of the United States Postal Service to deliver the Notice because of a change of address of the party of which no Notice was given to the other party as provided below shall be deemed to be the receipt of the Notice sent. The initial address for Notice to Declarant shall be: c/o Acadia Management, LLC, 42 Lenox Pointe, Atlanta, Georgia 30324; and the address for Notice to the School shall be to its registered agent in the state of Georgia on file with the Secretary of State. The address for receipt of Notice may be changed by either party by designating the change of address to the other party in writing.

6.8 Attorneys' Fees. In the event of any dispute between the parties regarding the enforcement or effect of this Declaration, the non-prevailing party in any such dispute shall pay the prevailing party's actual and reasonable attorneys' fees and costs incurred.

6.9 Further Assurances. The parties to this Declaration agree to cooperate with one another in executing any additional documents or Declarations necessary to carry out the covenants contained in this Declaration.

6.10 Duration. The covenants, conditions and restrictions contained in this Declaration shall run with and bind the Real Property, and shall inure to the benefit of and shall be enforceable by the owner of the School Property and the owner of the Ashton Property, their respective legal representatives, heirs, successors, and assigns, perpetually to the extent provided by law; provided, however, if and to the extent that, Georgia law limits the period during which covenants restricting land to certain uses may run, any provisions of this Declaration affected thereby shall run with and bind the land so long as permitted by such law, after which time, any such provision(s) shall be automatically extended for successive periods of twenty (20) years (or the maximum period allowed by applicable law, if less).

6.11 Counterparts. This Declaration may be signed in counterparts which, when assembled, constitute one agreement.

6.12 No Merger. There shall be no merger of any of the covenants, conditions and restrictions created or reserved hereby with the fee estate of Declarant, by reason of the fact that Declarant may own or hold the estate or interest both encumbered and benefitted by such covenants, conditions, restrictions or easements and no such merger shall occur unless and until Declarant, while owning all of the estate or interests, shall execute a written statement or instrument effecting such merger and shall duly record the same.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

Deed Book 55954 Pg 52

IN WITNESS WHEREOF, each of the parties hereto has caused these presents to be signed by its respective duly authorized officer or representative, and its seal to be affixed hereto, as of the day, month and year first above stated.

DECLARANT: **GLENRIDGE LAND HOLDINGS, L.L.P.**, a Georgia limited liability limited partnership

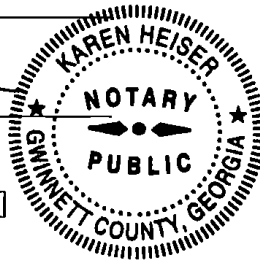
By: Acadia Management, LLC, its General Partner

By: *Thomas K. Glenn II* (SEAL)
Name: Thomas K. Glenn II
Title: Chief Executive Officer

Signed, sealed, and delivered
in the presence of:

Karen Heiser
WITNESS

Karen Heiser
NOTARY PUBLIC



[AFFIX NOTARY SEAL]

*my commission
expires March 7, 2017*

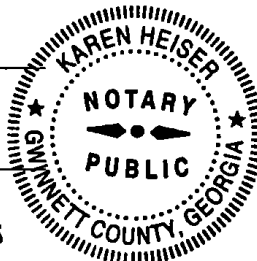
PATRICIA LOUISE RAND GLENN

By: *Patricia Louise Rand Glenn* (SEAL)
Patricia Louise Rand Glenn

Signed, sealed, and delivered
in the presence of:

Karen Heiser
WITNESS

Karen Heiser
NOTARY PUBLIC



[AFFIX NOTARY SEAL]

*my commission expires
March 7, 2017*

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned does hereby acknowledge and accept the foregoing, and has caused these presents to be signed by its respective duly authorized officer or representative, and its seal to be affixed hereto, as of the day, month and year first above stated.

SCHOOL: **MOUNT VERNON PRESBYTERIAN
SCHOOL, INC.**, a Georgia non-profit corporation

By: *Bruce P. Morine*
Name: Bruce P. Morine
Title: Chief Financial Officer

Signed, sealed and delivered
in the presence of:

Sheryl Trice
WITNESS
Kathy Ferguson
NOTARY PUBLIC

My Commission Expires:

7/28/17

[AFFIX NOTARY SEAL]



Deed Book 55954 Pg 54

Exhibit "A"
Real Property Description

All that tract or parcel of land lying and being in Land Lots 35 and 72 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1.5" crimp top pipe found at the southwest corner of Lot 9 of The Gates at Glenridge as shown on plat recorded in Plat Book 217, pages 1 through 6, Fulton County, Georgia records; thence along the southerly boundary of said Lot 9 run thence S89°25'28"E for a distance of 26.88 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED**; Run thence along the southerly lines of Lots 9, 8, 7, 6 and 5 of said subdivision S89°25'28"E for a distance of 478.55 feet to a 1/2" rebar set; thence leaving the southerly line of Lot 5 run S00°34'19"W for a distance of 157.88 feet to a 3/8" rebar found; thence S89°25'35"E for a distance of 559.98 feet to a 1/2" rebar set on the westerly right of way of Glenridge Drive (right of way varies); thence along said right of way the following courses and distances: S08°03'38"E for a distance of 8.53 feet to a point; S00°56'58"W for a distance of 12.76 feet to a point; S07°08'07"E for a distance of 111.28 feet to a point; S02°31'39"E for a distance of 107.44 feet to a point; S06°07'43"E for a distance of 10.46 feet to a point; S01°07'43"E for a distance of 257.92 feet to a point; S04°02'39"W for a distance of 11.44 feet to a point; S00°37'39"E for a distance of 64.65 feet to a point; S04°56'34"E for a distance of 11.62 feet to a point; S00°25'31"E for a distance of 156.42 feet to a 1/2" rebar set; S00°25'33"E for a distance of 132.74 feet to a point; S06°08'14"W for a distance of 15.09 feet to a point; S00°17'59"E for a distance of 67.54 feet to a point; thence S07°32'38"E for a distance of 15.12 feet to a point; S00°25'33"E for a distance of 149.66 feet to a 1/2" rebar set; S00°25'34"E for a distance of 165.63 feet to a point; along a curve turning to the right for an arc length of 89.94 feet, said curve having a radius of 725.22 feet and being subtended by a chord bearing of S03°07'38"W, and chord distance of 89.90 feet to a 1/2" rebar set; thence leaving said right of way S89°58'33"W for a distance of 344.64 feet to a 1/2" rebar found; thence S50°48'09"W for a distance of 129.18 feet to a 3/8" rebar found; thence N39°12'26"W for a distance of 266.93 feet to a 3/8" rebar found; thence N22°09'20"W for a distance of 213.30 feet to a 1/2" rebar found; thence N20°13'18"W for a distance of 359.57 feet to a 1/2" rebar set; thence N06°23'50"E for a distance of 170.48 feet to a 1/2" rebar set; thence N04°11'08"W for a distance of 251.61 feet to a 1/2" rebar set; thence N47°01'15"W for a distance of 153.65 feet to a 1/2" rebar set; thence N10°24'42"W for a distance of 216.01 feet to a 1/2" rebar set; thence N31°04'58"W for a distance of 183.68 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 26.472 acres.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lots 35 and 72 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1.5" crimp top pipe found at the southwest corner of Lot 9 of The Gates at Glenridge as shown on plat recorded in Plat Book 217, pages 1 through 6, Fulton county, Georgia records, said point being the **TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED**; Run thence S89°25'28"E for a distance of 26.88 feet to a 1/2" rebar set; thence S31°04'58"E for a distance of 183.68 feet to a 1/2" rebar set; thence S10°24'42"E for a distance of 216.01 feet to a 1/2" rebar set; thence S47°01'15"E for a distance of 153.65 feet to a 1/2" rebar set; thence S04°11'08"E for a distance of 251.61 feet to a 1/2" rebar set; thence S06°23'50"W for a distance of 170.48 feet to a 1/2" rebar set; thence S20°13'18"E for a distance of 359.57 feet to a 1/2" rebar found; thence N88°47'20"W for a distance of 114.42 feet to a 3/8" rebar found; thence S67°49'34"W for a distance of 449.92 feet to a 1/2" rebar found on the easterly boundary of Lot 1, Mt. Vernon Woods, Section Six, Block "G"; run thence northerly along the easterly boundary line of Lots 1 through 7 of said subdivision the following courses and distances: N00°29'49"E for a distance of 53.32 feet to a point; N00°05'39"E for a distance of 96.34 feet to a 1.25" crimp top pipe found; N00°26'39"E for a distance of 689.76 feet to a 1.25" crimp top pipe found; thence N00°32'11"E for a distance of 163.95 feet to a 1.25" open top pipe found on the southerly line of Lot 8 of Mt. Vernon Woods, Section Nine, Block "N"; thence S89°32'42"E along the southerly line of said Lot 8 for a distance of 122.99 feet to a 1.5" crimp top pipe found; thence along the easterly line of Lots 8 through 12 of said subdivision N00°32'12"E for a distance of 397.59 feet to the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 10.093 acres.

Exhibit "B"
Ashton Property Description

All that tract or parcel of land lying and being in Land Lots 35 and 72 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1.5" crimp top pipe found at the southwest corner of Lot 9 of The Gates at Glenridge as shown on plat recorded in Plat Book 217, pages 1 through 6, Fulton County, Georgia records; thence along the southerly boundary of said Lot 9 run thence S89°25'28"E for a distance of 26.88 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED**; Run thence along the southerly lines of Lots 9, 8, 7, 6 and 5 of said subdivision S89°25'28"E for a distance of 478.55 feet to a 1/2" rebar set; thence leaving the southerly line of Lot 5 run S00°34'19"W for a distance of 157.88 feet to a 3/8" rebar found; thence S89°25'35"E for a distance of 559.98 feet to a 1/2" rebar set on the westerly right of way of Glenridge Drive (right of way varies); thence along said right of way the following courses and distances: S08°03'38"E for a distance of 8.53 feet to a point; S00°56'58"W for a distance of 12.76 feet to a point; S07°08'07"E for a distance of 111.28 feet to a point; S02°31'39"E for a distance of 107.44 feet to a point; S06°07'43"E for a distance of 10.46 feet to a point; S01°07'43"E for a distance of 257.92 feet to a point; S04°02'39"W for a distance of 11.44 feet to a point; S00°37'39"E for a distance of 64.65 feet to a point; S04°56'34"E for a distance of 11.62 feet to a point; S00°25'31"E for a distance of 156.42 feet to a 1/2" rebar set; S00°25'33"E for a distance of 132.74 feet to a point; S06°08'14"W for a distance of 15.09 feet to a point; S00°17'59"E for a distance of 67.54 feet to a point; thence S07°32'38"E for a distance of 15.12 feet to a point; S00°25'33"E for a distance of 149.66 feet to a 1/2" rebar set; S00°25'34"E for a distance of 165.63 feet to a point; along a curve turning to the right for an arc length of 89.94 feet, said curve having a radius of 725.22 feet and being subtended by a chord bearing of S03°07'38"W, and chord distance of 89.90 feet to a 1/2" rebar set; thence leaving said right of way S89°58'33"W for a distance of 344.64 feet to a 1/2" rebar found; thence S50°48'09"W for a distance of 129.18 feet to a 3/8" rebar found; thence N39°12'26"W for a distance of 266.93 feet to a 3/8" rebar found; thence N22°09'20"W for a distance of 213.30 feet to a 1/2" rebar found; thence N20°13'18"W for a distance of 359.57 feet to a 1/2" rebar set; thence N06°23'50"E for a distance of 170.48 feet to a 1/2" rebar set; thence N04°11'08"W for a distance of 251.61 feet to a 1/2" rebar set; thence N47°01'15"W for a distance of 153.65 feet to a 1/2" rebar set; thence N10°24'42"W for a distance of 216.01 feet to a 1/2" rebar set; thence N31°04'58"W for a distance of 183.68 feet to a 1/2" rebar set, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 26.472 acres.

Deed Book 55954 Pg 57

Exhibit "C"
School Property Description

All that tract or parcel of land lying and being in Land Lots 35 and 72 of the 17th District, City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1.5" crimp top pipe found at the southwest corner of Lot 9 of The Gates at Glenridge as shown on plat recorded in Plat Book 217, pages 1 through 6, Fulton county, Georgia records, said point being the **TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED**; Run thence S89°25'28"E for a distance of 26.88 feet to a 1/2" rebar set; thence S31°04'58"E for a distance of 183.68 feet to a 1/2" rebar set; thence S10°24'42"E for a distance of 216.01 feet to a 1/2" rebar set; thence S47°01'15"E for a distance of 153.65 feet to a 1/2" rebar set; thence S04°11'08"E for a distance of 251.61 feet to a 1/2" rebar set; thence S06°23'50"W for a distance of 170.48 feet to a 1/2" rebar set; thence S20°13'18"E for a distance of 359.57 feet to a 1/2" rebar found; thence N88°47'20"W for a distance of 114.42 feet to a 3/8" rebar found; thence S67°49'34"W for a distance of 449.92 feet to a 1/2" rebar found on the easterly boundary of Lot 1, Mt. Vernon Woods, Section Six, Block "G"; run thence northerly along the easterly boundary line of Lots 1 through 7 of said subdivision the following courses and distances: N00°29'49"E for a distance of 53.32 feet to a point; N00°05'39"E for a distance of 96.34 feet to a 1.25" crimp top pipe found; N00°26'39"E for a distance of 689.76 feet to a 1.25" crimp top pipe found; thence N00°32'11"E for a distance of 163.95 feet to a 1.25" open top pipe found on the southerly line of Lot 8 of Mt. Vernon Woods, Section Nine, Block "N"; thence S89°32'42"E along the southerly line of said Lot 8 for a distance of 122.99 feet to a 1.5" crimp top pipe found; thence along the easterly line of Lots 8 through 12 of said subdivision N00°32'12"E for a distance of 397.59 feet to the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 10.093 acres.

Deed Book 55954 Pg 58
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

MUSCO LIGHTING INFORMATION PACKAGE
PREPARED FOR:

The Mount Vernon School Football

Sports Lighting Project

Sandy Springs, GA

March 21st, 2024

Project # 211873

SUBMITTED BY:

Musco Sports Lighting, LLC

Attn: Kiffany Carver
100 1st Ave W
P.O. Box 808
Oskaloosa, IA 52577, USA
Phone: +1-641-673-0411
Toll Free: +1-800-825-6020
Fax: +1-641-673-4852





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- B. PRODUCT INFORMATION**
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- D. GEORGIA REFERENCES**

A. LIGHTING DESIGN

Mount Vernon Presbyterian School Football
Atlanta,GA

Lighting System

Pole/Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
F1-F2	70'	70'	1	TLC-LED-1200	1.17 kW	A
		70'	2	TLC-LED-900	1.76 kW	A
		70'	5	TLC-LED-1500	7.05 kW	A
		50'	1	TLC-LED-550	0.54 kW	B
		16'	2	TLC-BT-575	1.15 kW	A
F3-F4	70'	70'	1	TLC-LED-1200	1.17 kW	A
		70'	2	TLC-LED-900	1.76 kW	A
		70'	5	TLC-LED-1500	7.05 kW	A
		16'	2	TLC-BT-575	1.15 kW	A
4			42		45.60 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Football/Soccer	44.52 kW	40
B	Home Side Bleachers	1.08 kW	2

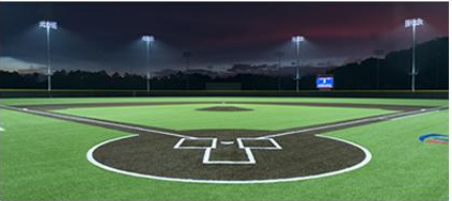
Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	8
TLC-LED-1200	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	4
TLC-LED-1500	LED 5700K - 75 CRI	1410W	181,000	>120,000	>120,000	>120,000	20
TLC-LED-550	LED 5700K - 75 CRI	540W	67,000	>120,000	>120,000	>120,000	2
TLC-LED-900	LED 5700K - 75 CRI	880W	104,000	>120,000	>120,000	>120,000	8

Single Luminaire Amperage Draw Chart							
Driver Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-BT-575	3.3	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3

Light Level Summary

Calculation Grid Summary									
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty	
		Ave	Min	Max	Max/Min	Ave/Min			
Away Bleachers	Horizontal Illuminance	14.40	9.7	19.9	2.05	1.49	A	40	
East Property Spill	Horizontal	0.00	0.0	0.0	-	-	A,B	42	
East Property Spill 10'	Horizontal	0.00	0.0	0.0	-	-	A,B	42	
East Property Spill 20'	Horizontal	0.00	0.0	0.0	-	-	A,B	42	
East Property Spill 30'	Horizontal	0.00	0.0	0.0	-	-	A,B	42	
East Property Spill 6'	Horizontal	0.00	0.0	0.0	-	-	A,B	42	
Football	Horizontal Illuminance	50.57	33.4	65.3	1.96	1.52	A	40	
Home Bleachers	Horizontal Illuminance	25.72	14.2	36.2	2.56	1.82	A,B	42	
Home Bleachers - Egress	Horizontal Illuminance	11.08	6.0	15.7	2.62	1.85	B	2	
Soccer	Horizontal Illuminance	50.96	32.5	66.3	2.04	1.57	A	40	
Spill/Glare 150'	Horizontal Illuminance	0.0065	0.000	0.036	-	-	A,B	42	
Spill/Glare 150'	Max Candela (by Fixture)	479.2205	0.595	980.530	1647.043	804.969	A,B	42	
West Property Line	Horizontal	0.01	0.0	0.1	-	-	A,B	42	
West Property Line 10'	Horizontal	0.00	0.0	0.0	-	-	A,B	42	
West Property Line 20'	Horizontal	0.00	0.0	0.0	-	-	A,B	42	
West Property Line 30'	Horizontal	0.00	0.0	0.0	-	-	A,B	42	
West Property Line 6'	Horizontal	0.00	0.0	0.1	-	-	A,B	42	
Zero Blanket Grid	Horizontal Illuminance	13.34	0.0	63.6	-	-	A,B	42	

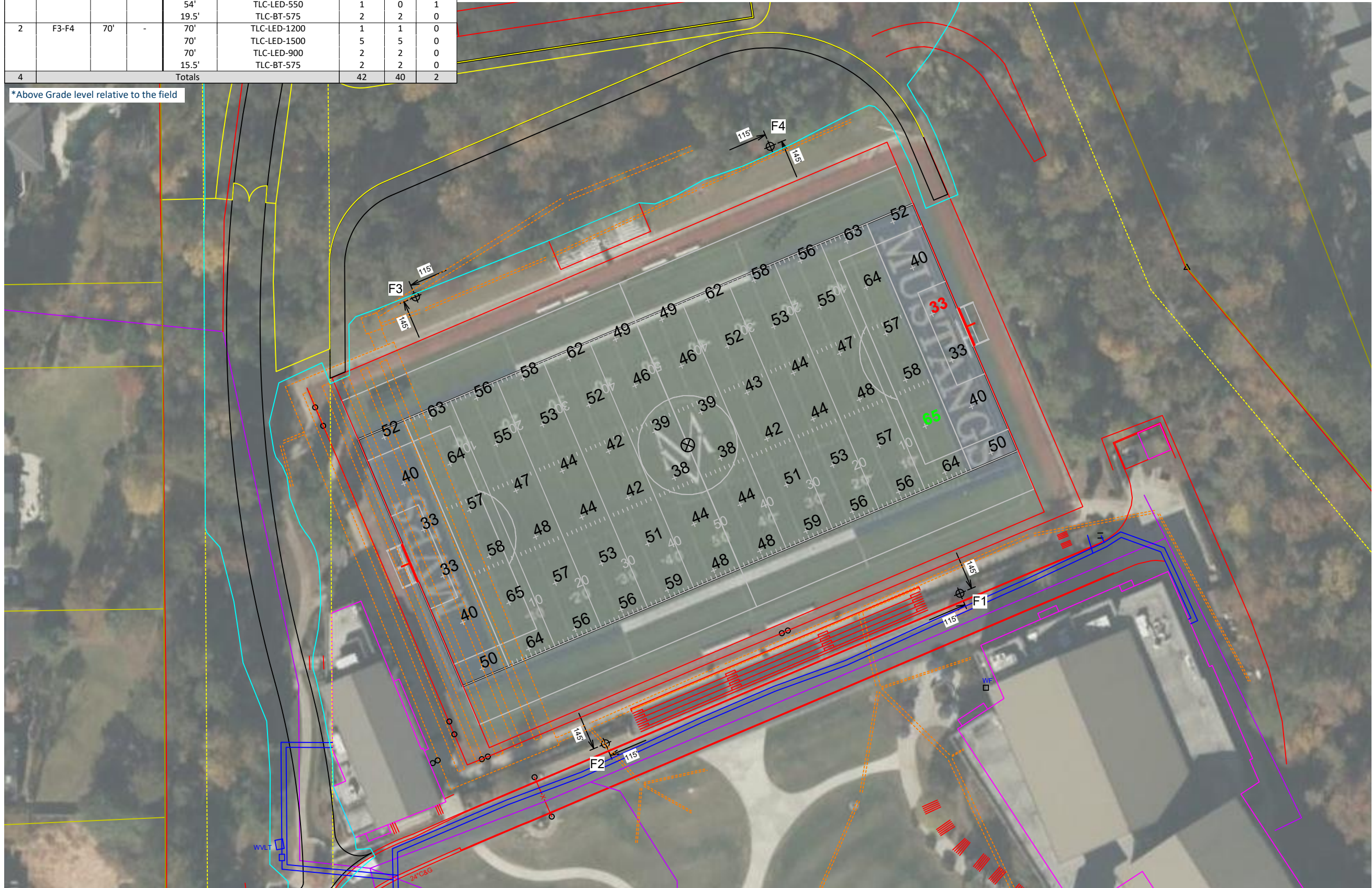
From Hometown to Professional



We Make It Happen®

Equipment List For Areas Shown								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	F1-F2	70'	4'	74'	TLC-LED-1200	1	1	0
				74'	TLC-LED-1500	5	5	0
				74'	TLC-LED-900	2	2	0
				54'	TLC-LED-550	1	0	1
				19.5'	TLC-BT-575	2	2	0
2	F3-F4	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-1500	5	5	0
				70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	2	2	0
4	Totals					42	40	2

*Above Grade level relative to the field



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ✕

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	Football
Size	360' x 160'
Spacing	30.0' x 30.0'
Height	3.0' above grade

Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Guaranteed Average	50
Scan Average	50.57
Maximum	65.3
Minimum	33.4
Avg/Min	1.52
Guaranteed Max/Min	2
Max/Min	1.96
UG (adjacent pts)	1.73
CU	0.59
No. of Points	72
LUMINAIRE INFORMATION	
Applied Circuits	A
No. of Luminaires	40
Total Load	44.52 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

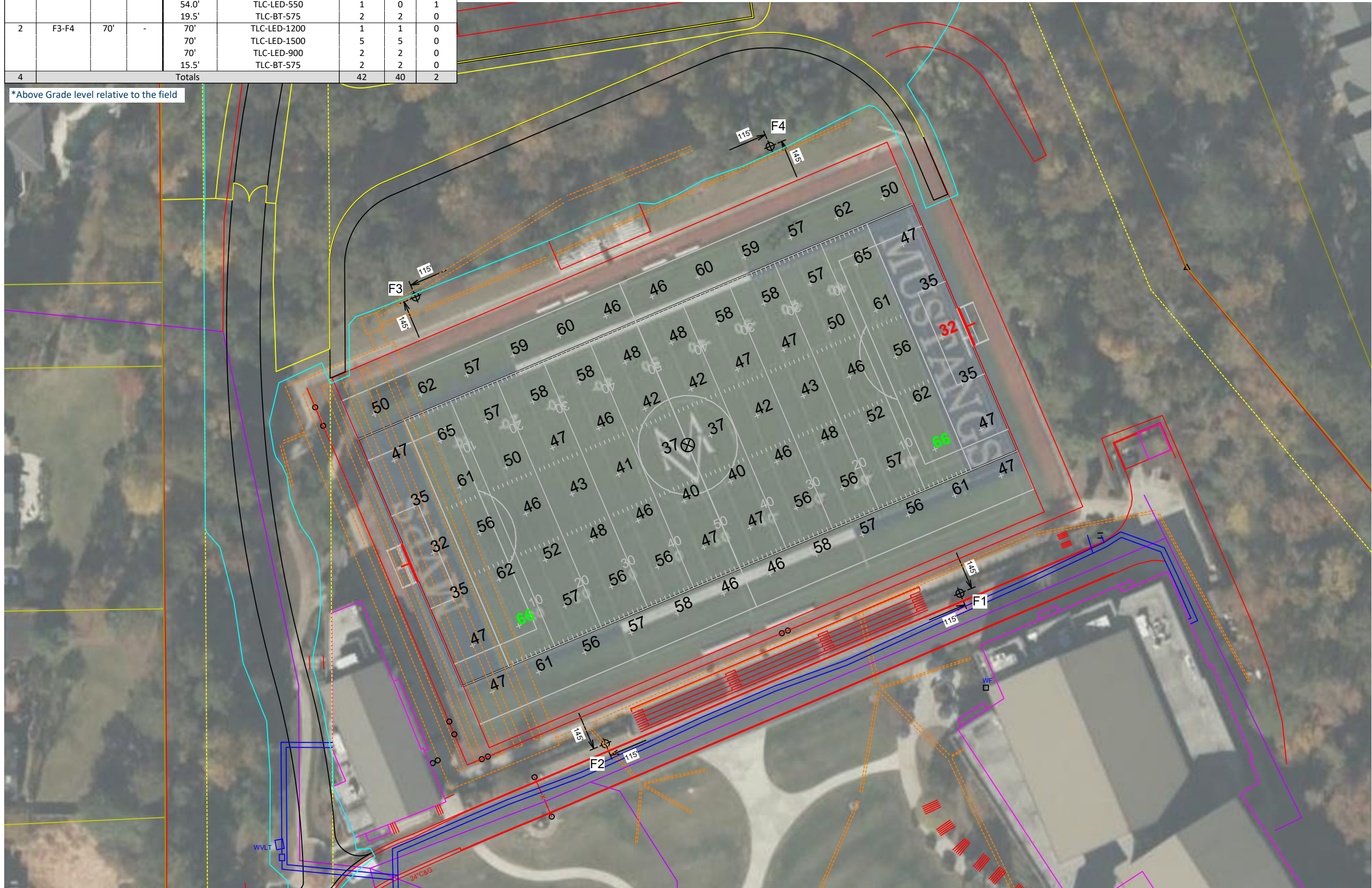


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ILLUMINATION SUMMARY

Equipment List For Areas Shown								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	F1-F2	70'	4'	74.0'	TLC-LED-1200	1	1	0
				74.0'	TLC-LED-1500	5	5	0
				74.0'	TLC-LED-900	2	2	0
				54.0'	TLC-LED-550	1	0	1
				19.5'	TLC-BT-575	2	2	0
2	F3-F4	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-1500	5	5	0
				70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	2	2	0
4	Totals					42	40	2

*Above Grade level relative to the field



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	Soccer
Size	360' x 210'
Spacing	30.0' x 30.0'
Height	3.0' above grade

Illumination Summary	
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Guaranteed Average	50
Scan Average	50.96
Maximum	66.3
Minimum	32.5
Avg/Min	1.57
Guaranteed Max/Min	2
Max/Min	2.04
UG (adjacent pts)	1.77
CU	0.70
No. of Points	84
LUMINAIRE INFORMATION	
Applied Circuits	A
No. of Luminaires	40
Total Load	44.52 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

Equipment List For Areas Shown								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	F1-F2	70'	4'	74'	TLC-LED-1200	1	0	1
				74'	TLC-LED-1500	5	0	5
				74'	TLC-LED-900	2	0	2
				54'	TLC-LED-550	1	1	0
				19.5'	TLC-BT-575	2	0	2
2	Totals					22	2	20

*Above Grade level relative to the field



ENGINEERED DESIGN By: C.Lapaczonek • File #211873B_R3 Main Stadium • 21-Mar-24

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ✕

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	Home Bleachers - Egress
Spacing	10.0' x 10.0'

Illumination Summary	
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average	11.08
Maximum	15.7
Minimum	6.0
Avg/Min	1.85
Max/Min	2.62
UG (adjacent pts)	1.49
CU	0.28
No. of Points	38
LUMINAIRE INFORMATION	
Applied Circuits	B
No. of Luminaires	2
Total Load	1.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

Equipment List For Areas Shown								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	F1-F2	70'	4'	74'	TLC-LED-1200	1	1	0
				74'	TLC-LED-1500	5	5	0
				74'	TLC-LED-900	2	2	0
				54'	TLC-LED-550	1	1	0
				19.5'	TLC-BT-575	2	2	0
2	F3-F4	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-1500	5	5	0
				70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	2	2	0
4	Totals					42	42	0

*Above Grade level relative to the field



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ✕

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	Home Bleachers
Spacing	10.0' x 10.0'

Illumination Summary	
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average	25.72
Maximum	36.2
Minimum	14.2
Avg/Min	1.82
Max/Min	2.56
UG (adjacent pts)	1.58
CU	0.02
No. of Points	38
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



ILLUMINATION SUMMARY

Equipment List For Areas Shown								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	F1-F2	70'	4'	74'	TLC-LED-1200	1	1	0
				74'	TLC-LED-1500	5	5	0
				74'	TLC-LED-900	2	2	0
				54'	TLC-LED-550	1	0	1
				19.5'	TLC-BT-575	2	2	0
2	F3-F4	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-1500	5	5	0
				70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	2	2	0
4	Totals					42	40	2

*Above Grade level relative to the field



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	Away Bleachers
Spacing	10.0' x 10.0'

Illumination Summary	
	MAINTAINED HORIZONTAL FOOTCANDLES
	Entire Grid
Scan Average	14.40
Maximum	19.9
Minimum	9.7
Avg/Min	1.49
Max/Min	2.05
UG (adjacent pts)	1.75
CU	0.00
No. of Points	12
LUMINAIRE INFORMATION	
Applied Circuits	A
No. of Luminaires	40
Total Load	44.52 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	Zero Blanket Grid
Spacing	30.0' x 30.0'
Height	0.0' above grade

Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	13.34
Maximum	63.6
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	1140.54
CU	0.91
No. of Points	432
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	West Property Line
Spacing	30.0' x 10.0'
Height	3.0' above grade

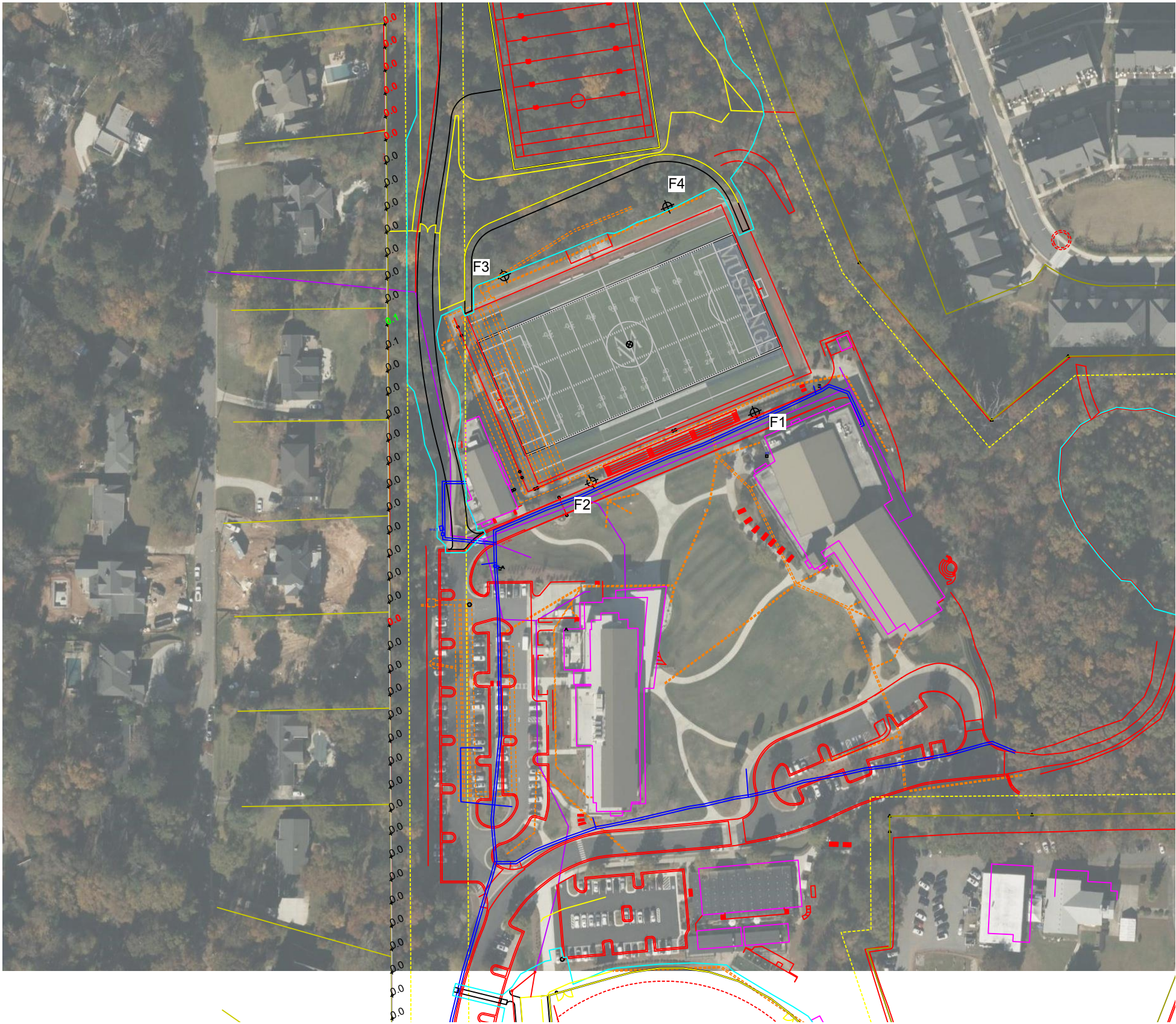
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average	0.01
Maximum	0.1
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	46
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

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Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	West Property Line 6'
Spacing	30.0' x 10.0'
Height	6.0' above grade

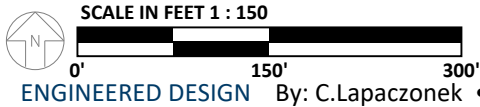
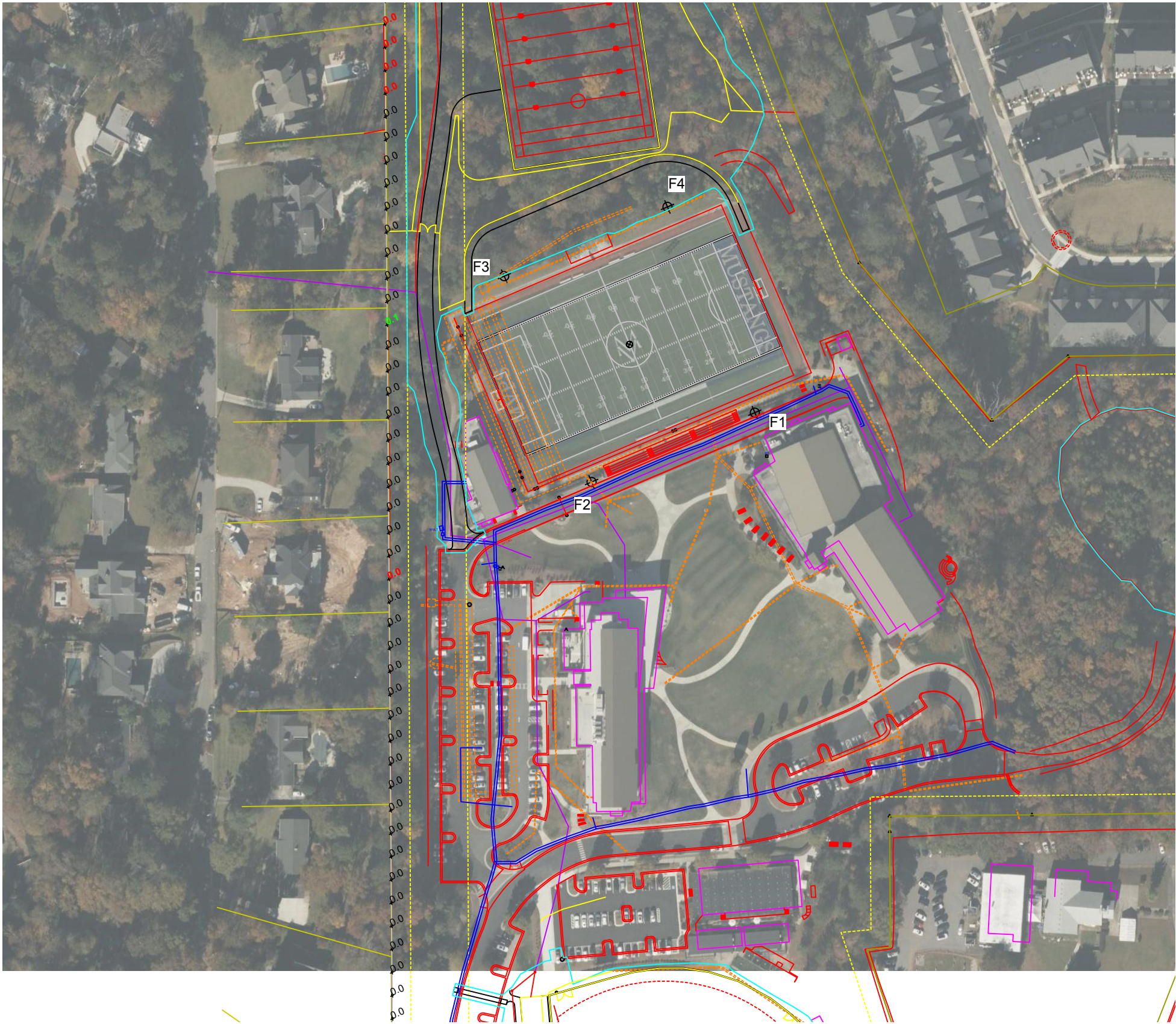
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	0.00
Maximum	0.1
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	46
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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ILLUMINATION SUMMARY

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	West Property Line 10'
Spacing	30.0' x 10.0'
Height	10.0' above grade

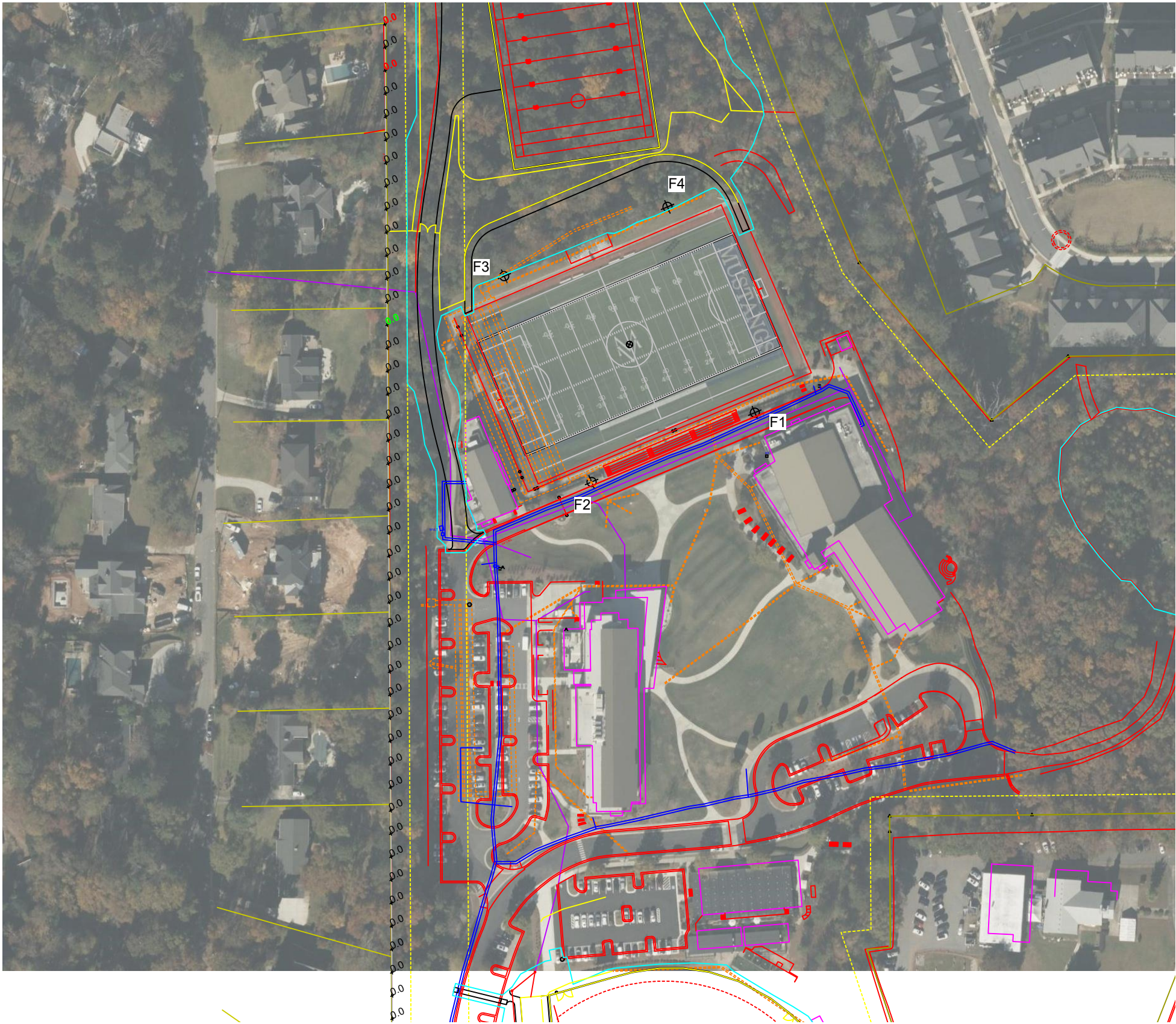
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average	0.00
Maximum	0.0
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	46
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	West Property Line 20'
Spacing	30.0' x 10.0'
Height	20.0' above grade

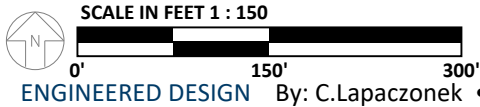
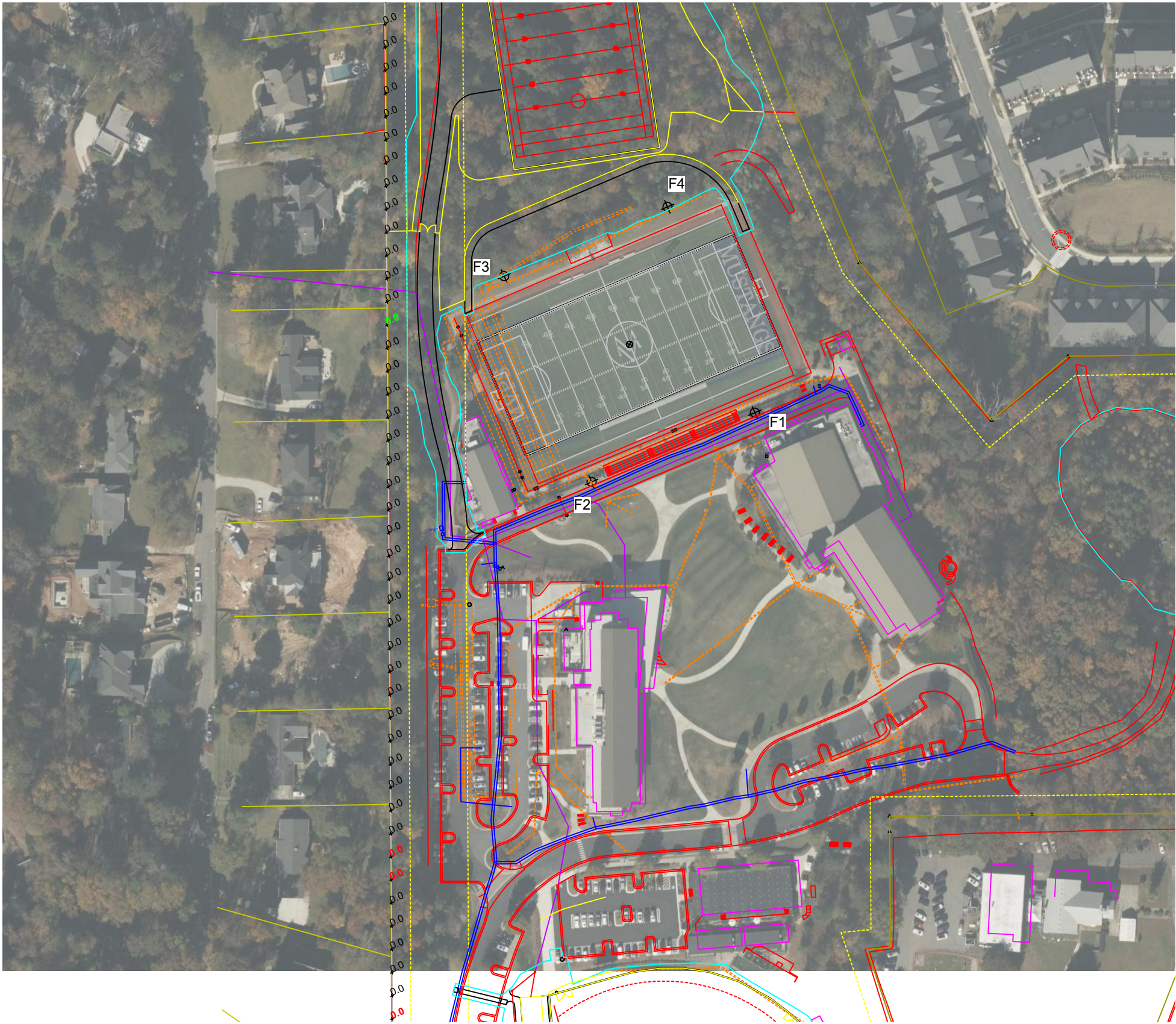
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average	0.00
Maximum	0.0
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	46
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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ILLUMINATION SUMMARY

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	West Property Line 30'
Spacing	30.0' x 10.0'
Height	30.0' above grade

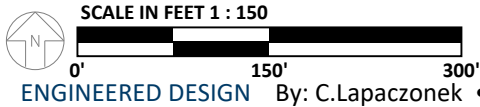
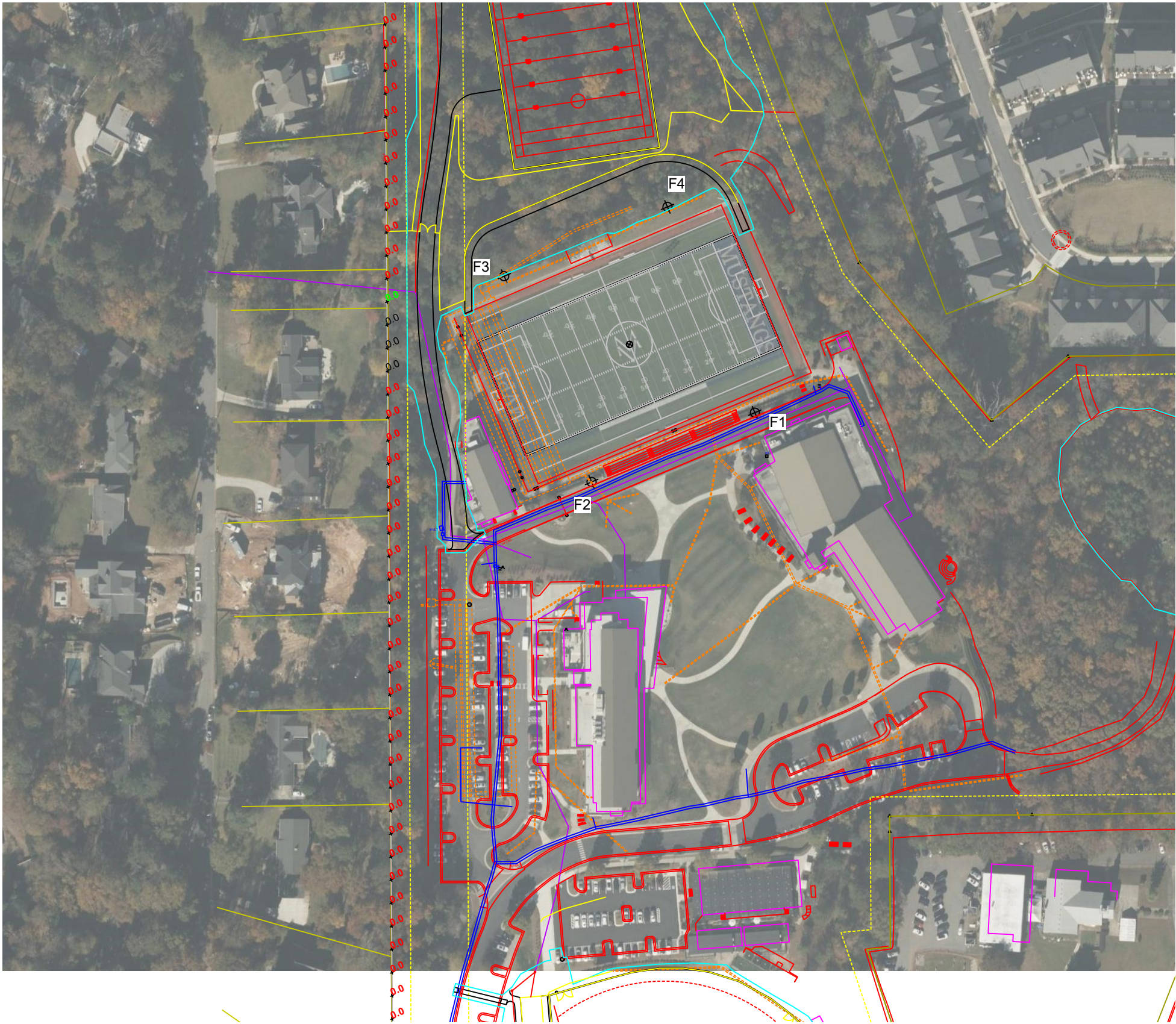
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average	0.00
Maximum	0.0
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	46
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

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ENGINEERED DESIGN By: C.Lapaczonok • File #211873B_R3 Main Stadium • 21-Mar-24

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ILLUMINATION SUMMARY

Atlanta,GA

Name	East Property Spill
Spacing	30.0' x 10.0'
Height	3.0' above grade

MAINTAINED HORIZONTAL FOOTCANDLES

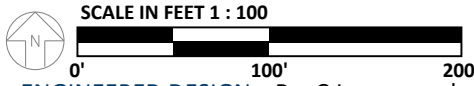
	Entire Grid
Scan Average	0.00
Maximum	0.0
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	44
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) $\oplus$ dimensions are relative to 0,0 reference point(s) $\otimes$



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ILLUMINATION SUMMARY

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	East Property Spill 6'
Spacing	30.0' x 10.0'
Height	6.0' above grade

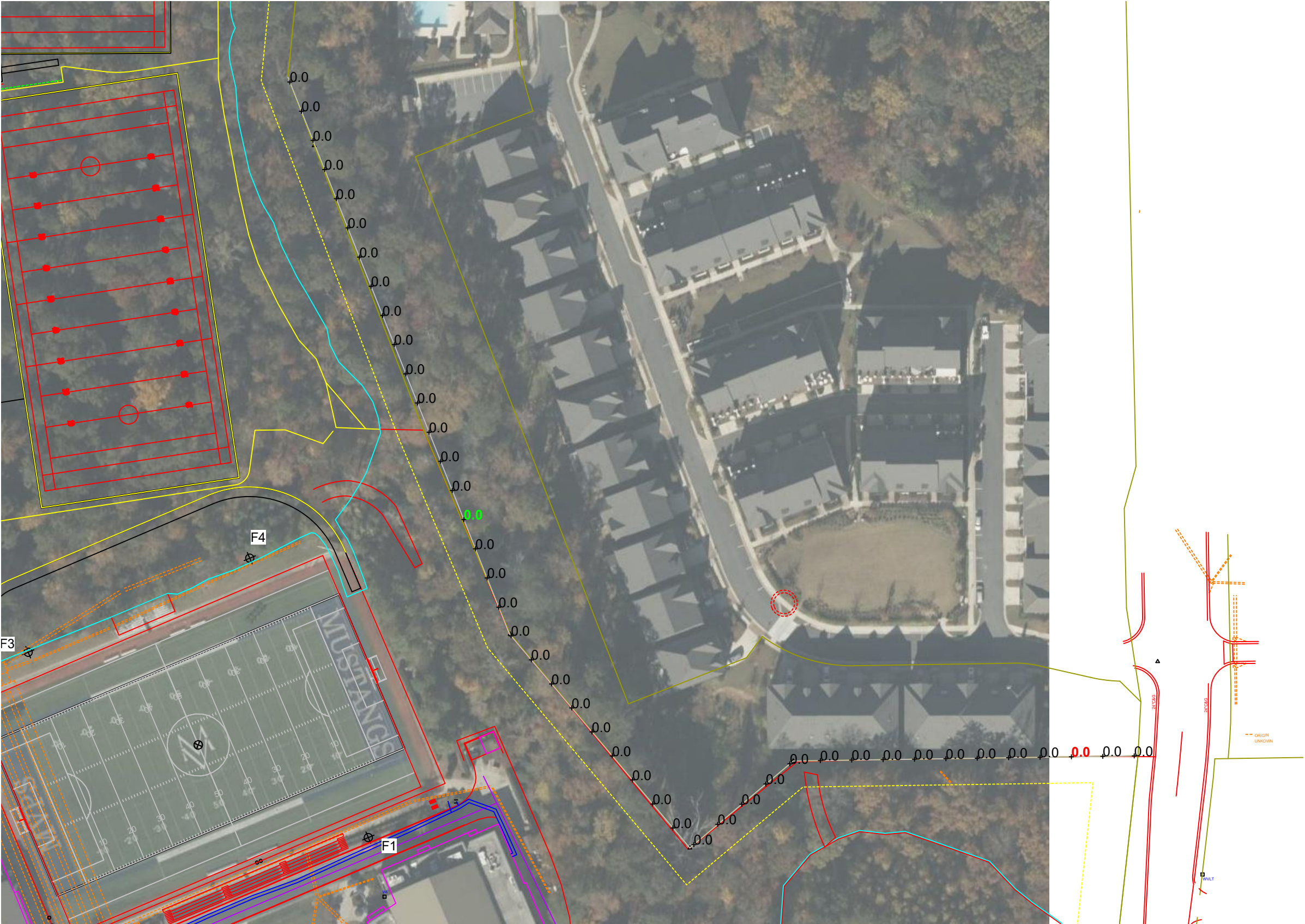
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	0.00
Maximum	0.0
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	44
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Atlanta,GA

Name	East Property Spill 10'
Spacing	30.0' x 10.0'
Height	10.0' above grade

MAINTAINED HORIZONTAL FOOTCANDLES

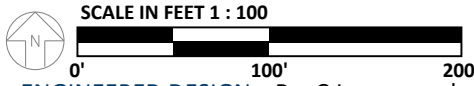
	Entire Grid
Scan Average	0.00
Maximum	0.0
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	44
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

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ILLUMINATION SUMMARY

Atlanta,GA

Name	East Property Spill 20'
Spacing	30.0' x 10.0'
Height	20.0' above grade

MAINTAINED HORIZONTAL FOOTCANDLES

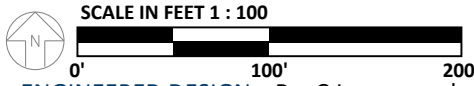
	Entire Grid
Scan Average	0.00
Maximum	0.0
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	44
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

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Pole location(s) $\oplus$ dimensions are relative to 0,0 reference point(s) $\otimes$



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ILLUMINATION SUMMARY

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	East Property Spill 30'
Spacing	30.0' x 10.0'
Height	30.0' above grade

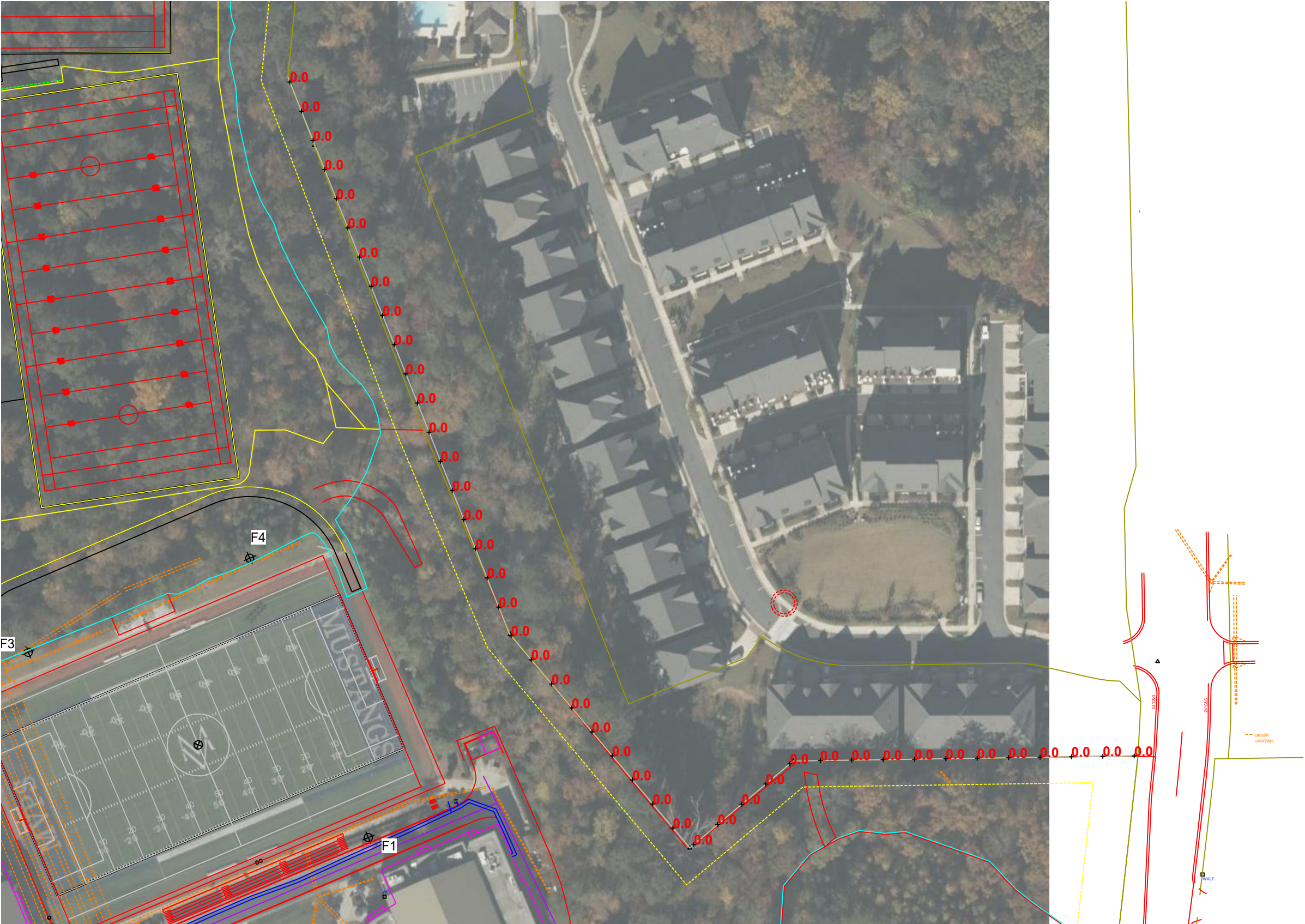
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	0.00
Maximum	0.0
Minimum	0.0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
No. of Points	44
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 100
0' 100' 200'
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Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ✕



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ILLUMINATION SUMMARY

Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	Spill/Glare 150'
Spacing	30.0' x 30.0'
Height	3.0' above grade

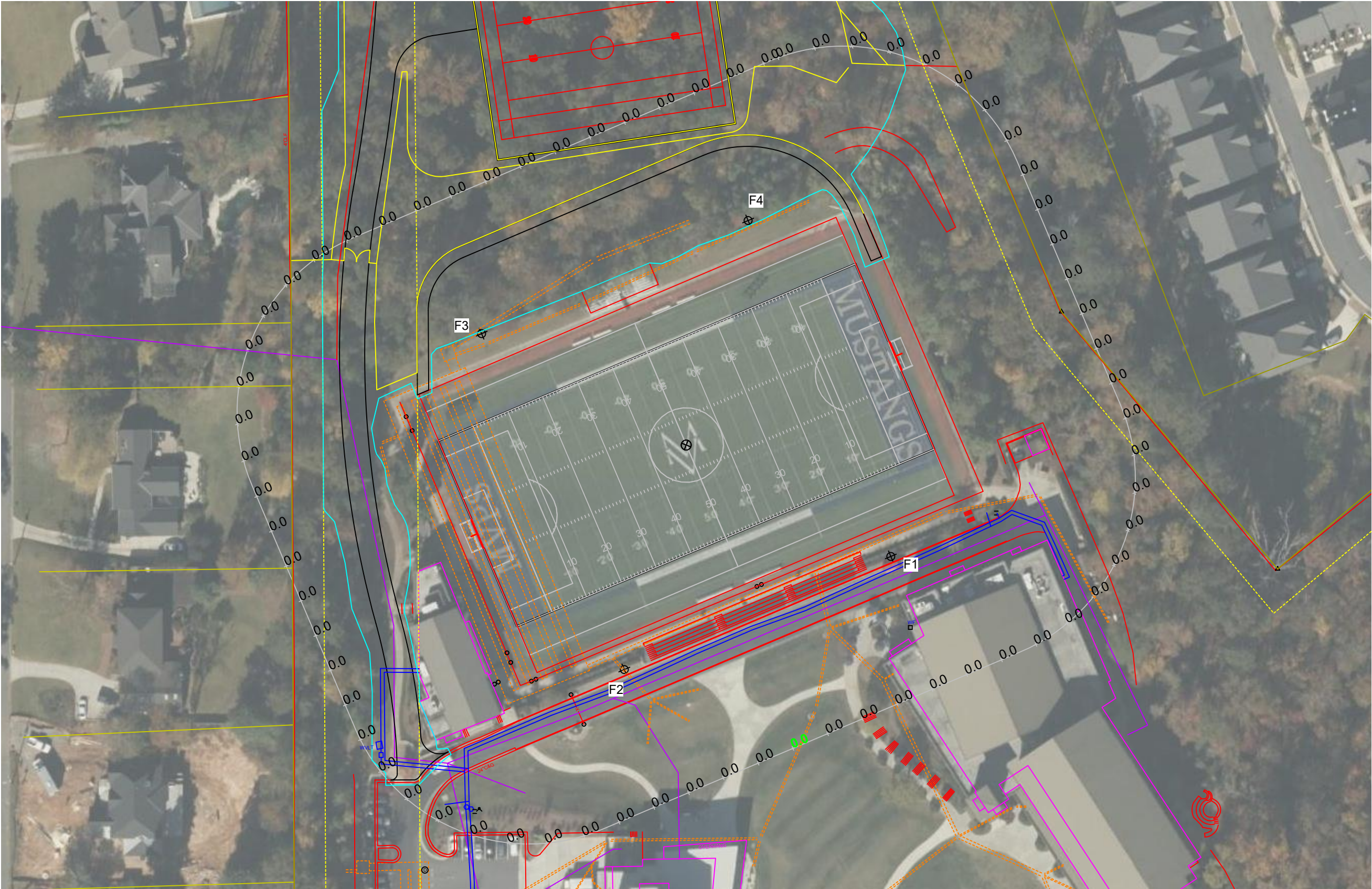
Illumination Summary	
MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	0.0065
Maximum	0.036
Minimum	0.000
CU	0.00
No. of Points	70
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Mount Vernon Presbyterian School Football

Atlanta,GA

Grid Summary	
Name	Spill/Glare 150'
Spacing	30.0' x 30.0'
Height	3.0' above grade

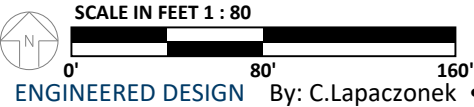
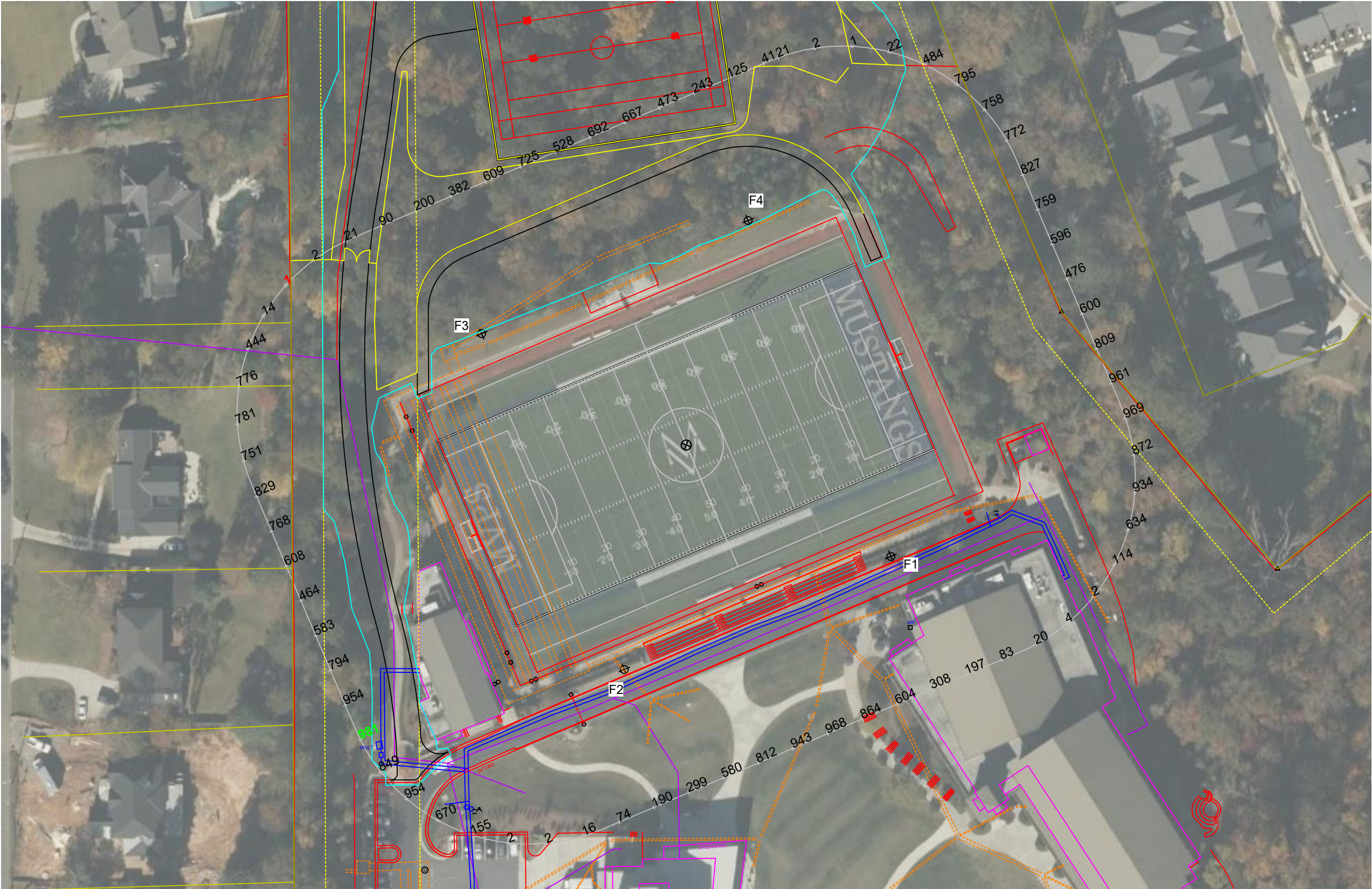
Illumination Summary	
	MAINTAINED CANDELA (PER LIGHTBANK)
	Entire Grid
Scan Average	479.2205
Maximum	980.530
Minimum	0.595
CU	0.00
No. of Points	70
LUMINAIRE INFORMATION	
Applied Circuits	A,B
No. of Luminaires	42
Total Load	45.60 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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ILLUMINATION SUMMARY

Mount Vernon Presbyterian School Football

Atlanta,GA

Equipment Layout

INCLUDES:
· Football
· Soccer

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

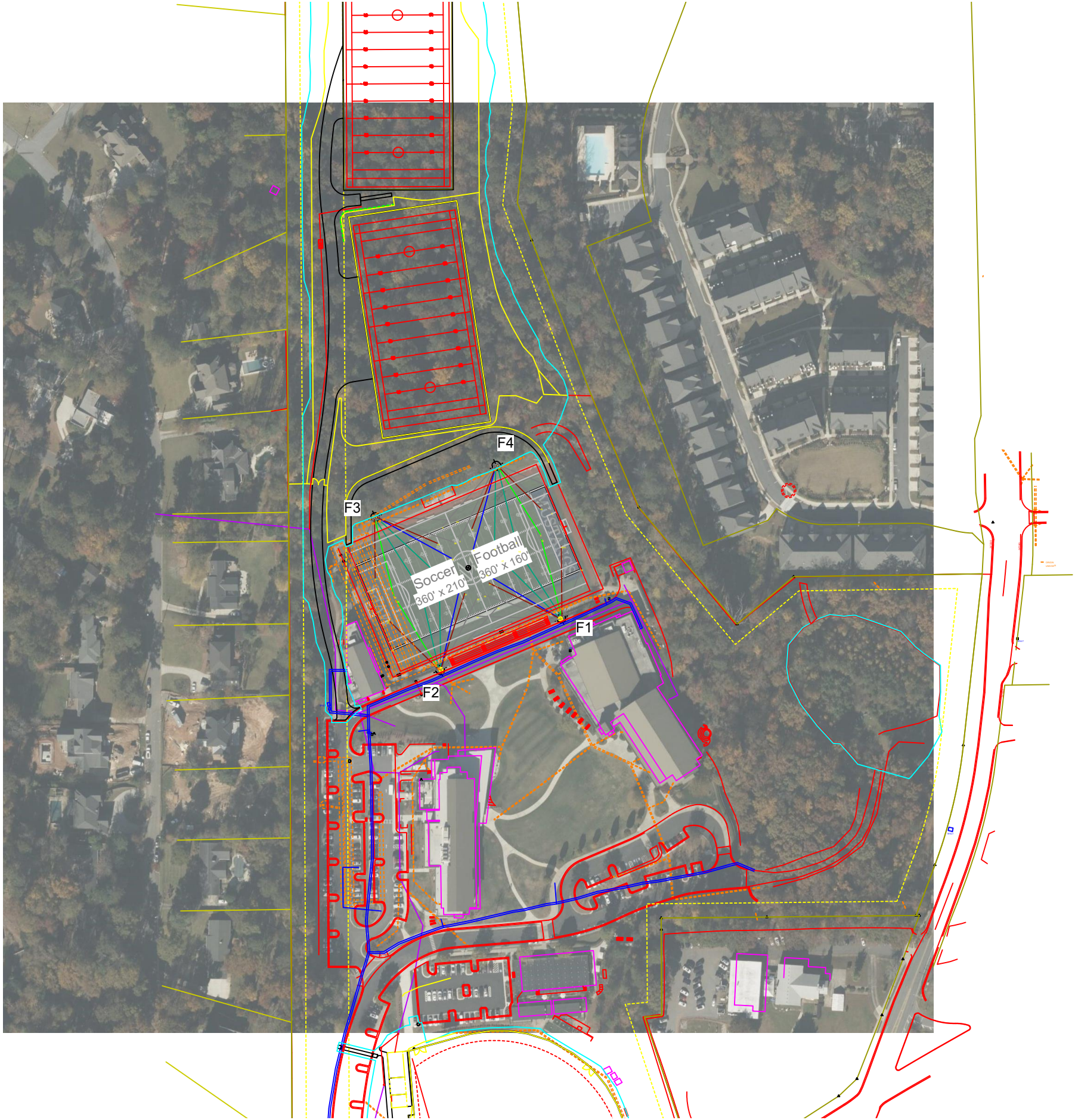
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE
2	F1-F2	70'	4'	74'	TLC-LED-1200	1
				74'	TLC-LED-1500	5
				74'	TLC-LED-900	2
				54'	TLC-LED-550	1
				19.5'	TLC-BT-575	2
2	F3-F4	70'	-	70'	TLC-LED-1200	1
				70'	TLC-LED-1500	5
				70'	TLC-LED-900	2
				15.5'	TLC-BT-575	2
4	Totals					42

Single Luminaire Amperage Draw Chart

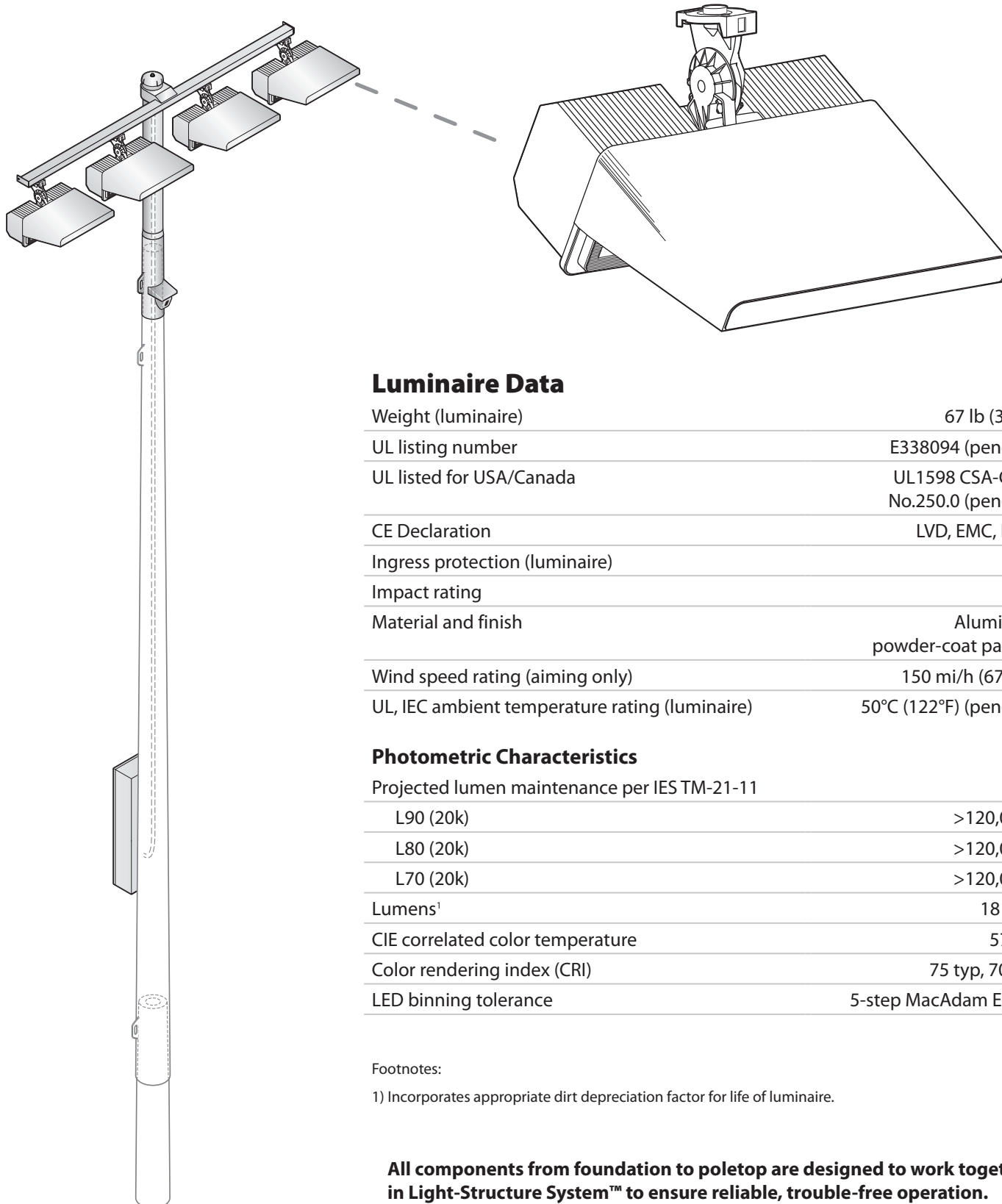
Driver Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage							
TLC-BT-575	3.3	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6
TLC-LED-550	3.2	3.0	2.8	2.4	1.9	1.8	1.4
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3





B. PRODUCT INFORMATION

Luminaire and Driver – TLC-LED-1500



Luminaire Data

Weight (luminaire)	67 lb (30 kg)
UL listing number	E338094 (pending)
UL listed for USA/Canada	UL 1598 CSA-C22.2 No.250.0 (pending)
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F) (pending)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens¹	181,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

Footnotes:

- 1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

Luminaire and Driver – TLC-LED-1500

Driver Data

Electrical Data

Rated wattage¹

Per driver 1410 W

Per luminaire 1410 W

Number of luminaires per driver 1

Starting (inrush) current <40 A, 256 µs

Fuse rating 15 A

UL, IEC ambient temperature rating 50°C (122°F) (pending)
(electrical components enclosure)

Ingress protection (electrical components enclosure) IP54

Efficiency 95%

Dimming mode optional

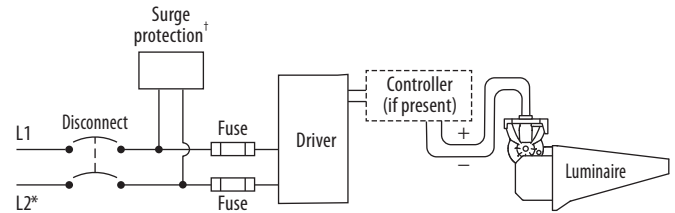
Range, energy consumption 10 – 100%

Range, light output 15 – 100%

Flicker <2%

Total harmonic distortion (THD) at full output <20% (pending)

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

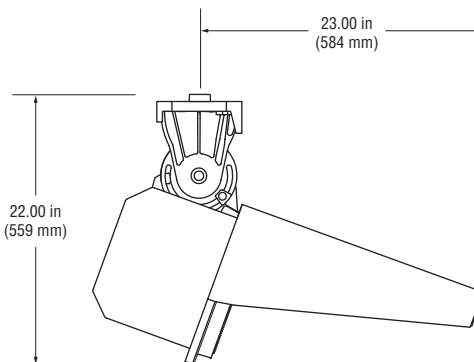
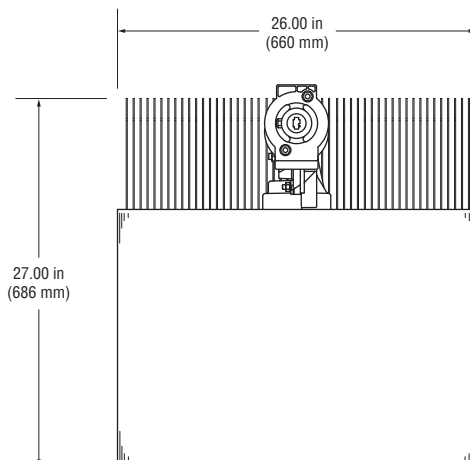
	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	8.71 A	8.37 A	7.92 A	7.57 A	7.26 A	6.29 A	5.02 A	4.59 A	4.36 A	4.20 A	3.63 A

Footnotes:

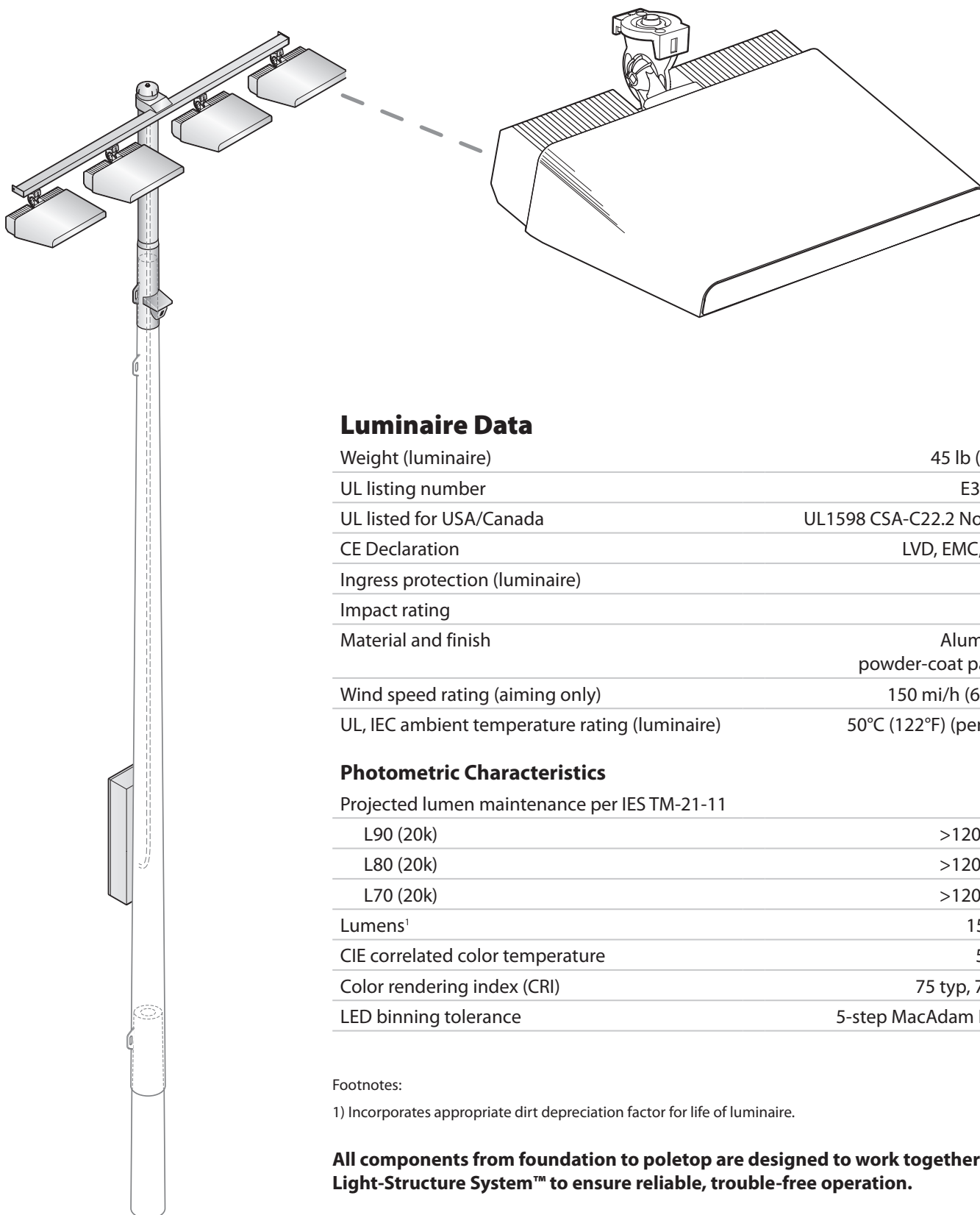
- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.



Luminaire and Driver – TLC-LED-1200



Luminaire Data

Weight (luminaire)	45 lb (20 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F) (pending)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens ¹	150,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

Luminaire and Driver – TLC-LED-1200

Driver Data

Electrical Data

Rated wattage¹

Per driver 1170 W

Per luminaire 1170 W

Number of luminaires per driver 1

Starting (inrush) current <40 A, 256 µs

Fuse rating 15 A

UL, IEC ambient temperature rating (electrical components enclosure) 50°C (122°F) (pending)

Ingress protection (electrical components enclosure) IP54

Efficiency 95%

Dimming mode optional

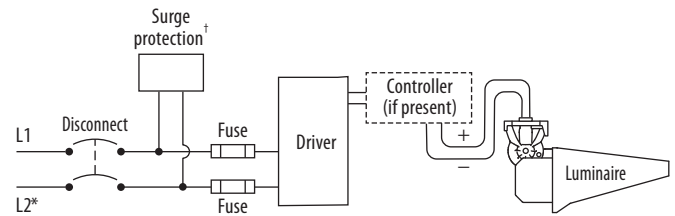
Range, energy consumption 13 – 100%

Range, light output 18 – 100%

Flicker <2%

Total harmonic distortion (THD) at full output <20%

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

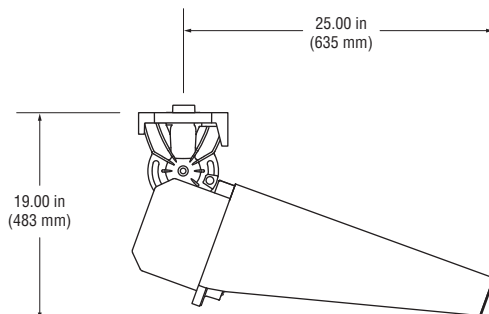
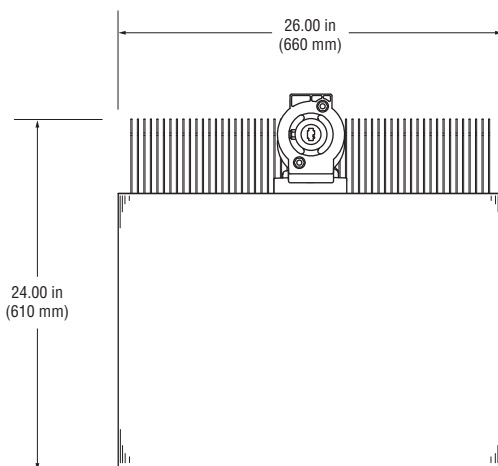
	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	7.20 A	6.92 A	6.54 A	6.26 A	6.00 A	5.20 A	4.15 A	3.79 A	3.60 A	3.47 A	3.00 A

Footnotes:

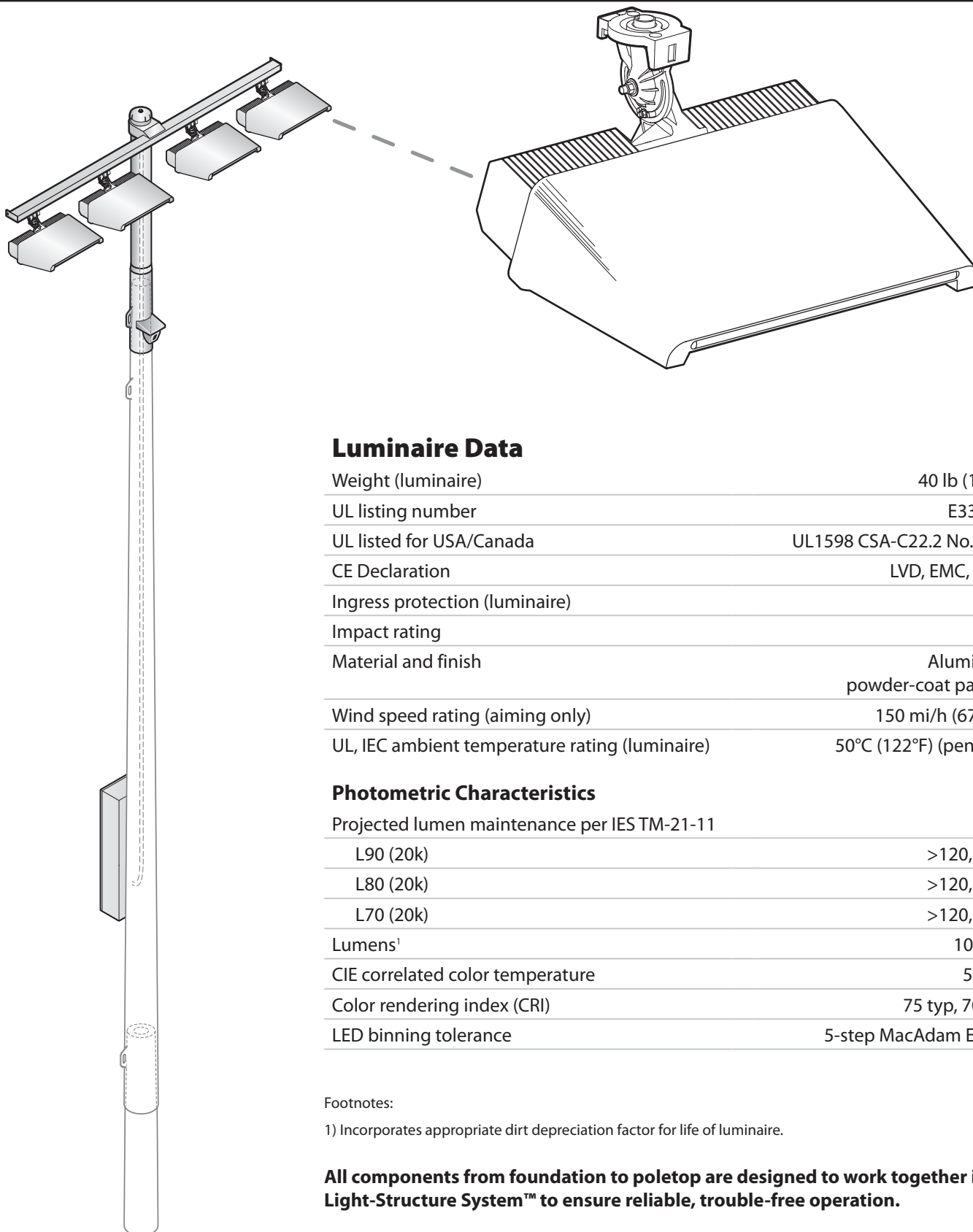
- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.



Luminaire and Driver – TLC-LED-900



Luminaire Data

Weight (luminaire)	40 lb (18 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F) (pending)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens ¹	104,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

Luminaire and Driver – TLC-LED-900

Driver Data

Electrical Data

Rated wattage¹

Per driver 880 W

Per luminaire 880 W

Number of luminaires per driver 1

Starting (inrush) current <40 A, 256 µs

Fuse rating 15 A

UL, IEC ambient temperature rating (electrical components enclosure) 50°C (122°F) (pending)

Ingress protection (electrical components enclosure) IP54

Efficiency 95%

Dimming mode optional

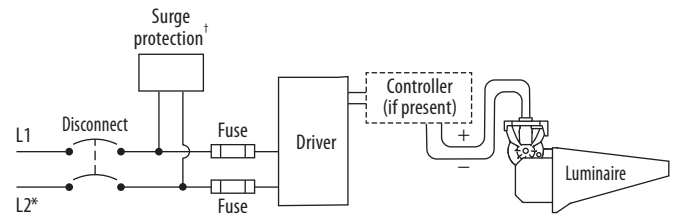
Range, energy consumption 21 – 100%

Range, light output 26 – 100%

Flicker <2%

Total harmonic distortion (THD) at full output <20%

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

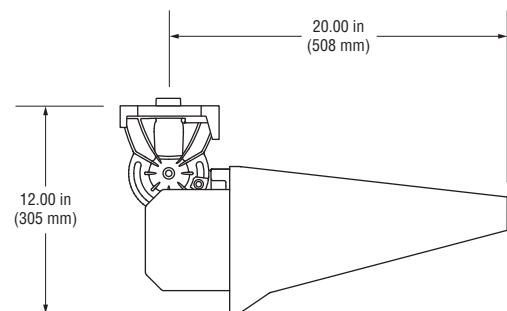
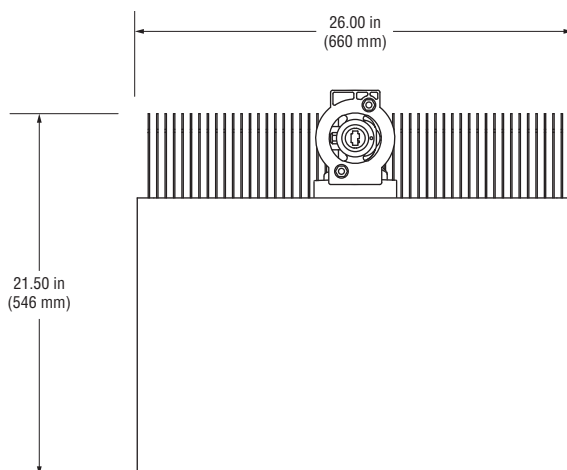
	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	5.43 A	5.22 A	4.93 A	4.72 A	4.52 A	3.92 A	3.13 A	2.86 A	2.72 A	2.62 A	2.26 A

Footnotes:

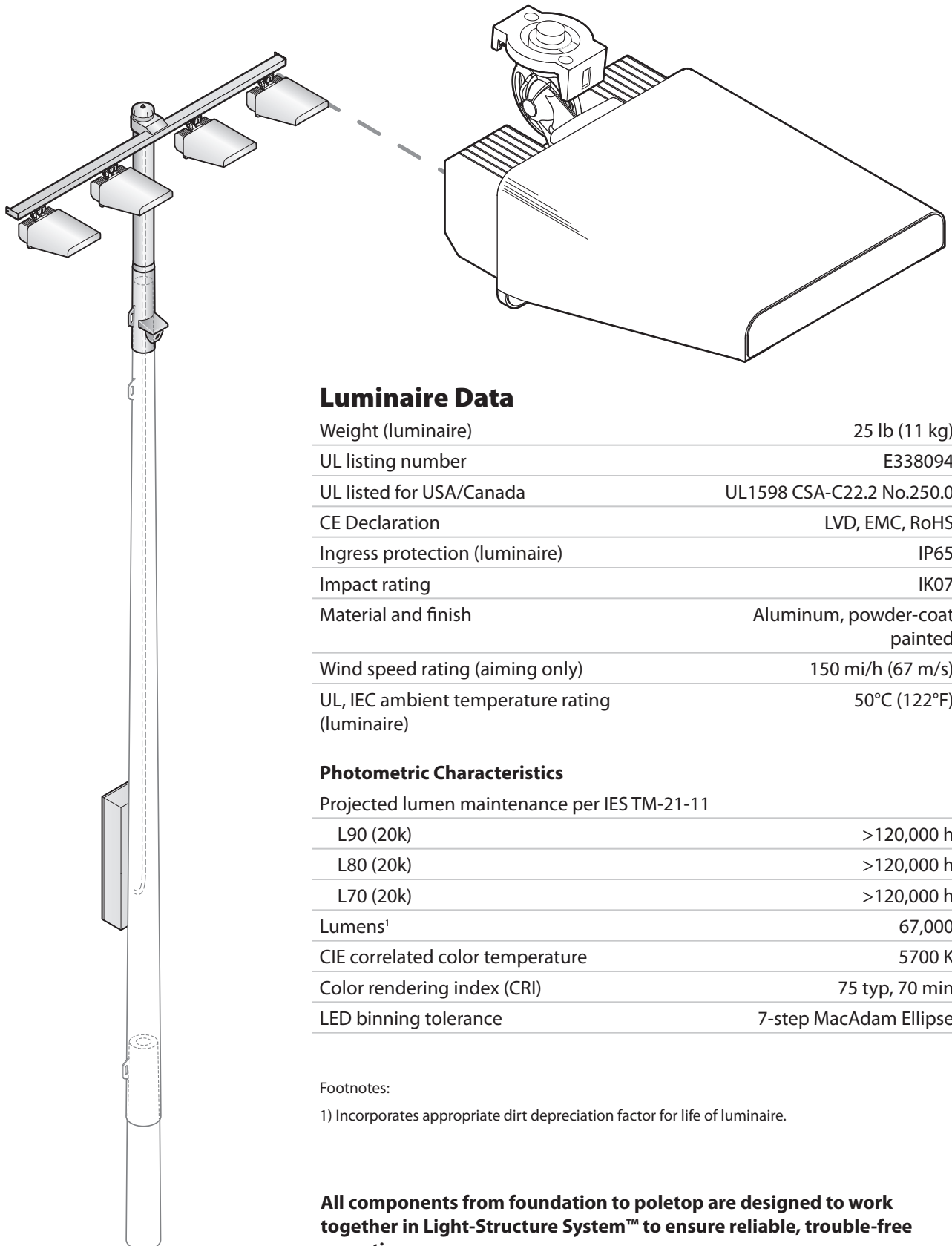
- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.



Luminaire and Driver – TLC-LED-550



Luminaire Data

Weight (luminaire)	25 lb (11 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens ¹	67,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

Luminaire and Driver – TLC-LED-550

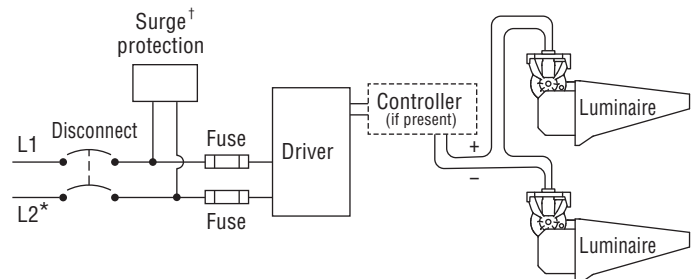
Driver Data

Electrical Data

Rated wattage¹

Per driver	1080 W
Per luminaire	540 W
Number of luminaires per driver	2
Starting (inrush) current	<40 A, 256 μ s
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	15 - 100%
Range, light output	20 - 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 is neutral then not switched or fused.
 † Not present if indoor installation.

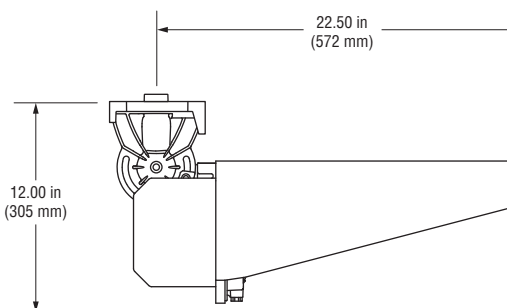
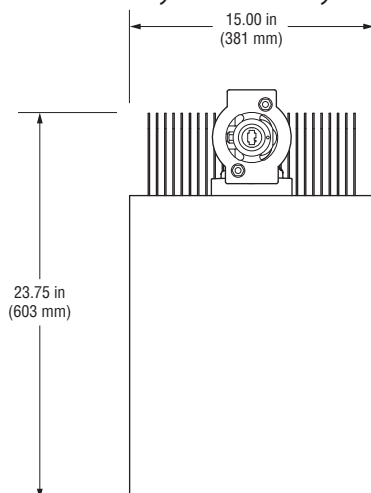
	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	3.32 A	3.19 A	3.02 A	2.89 A	2.77 A	2.40 A	1.92 A	1.75 A	1.66 A	1.60 A	1.39 A

Footnotes:

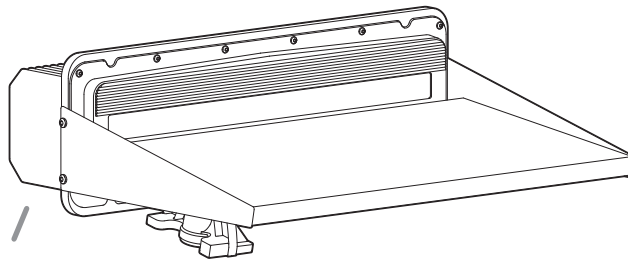
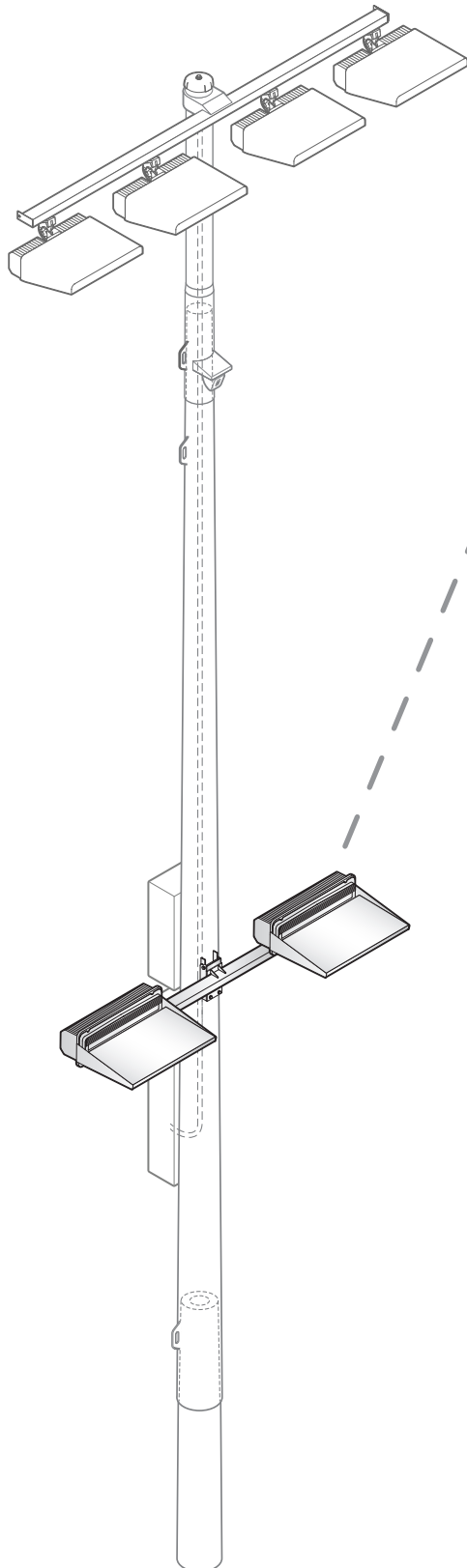
- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.



Luminaire and Driver – TLC-BT-575



Luminaire Data

Weight (luminaire)	34 lb (15 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens ¹	52,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

Luminaire and Driver – TLC-BT-575

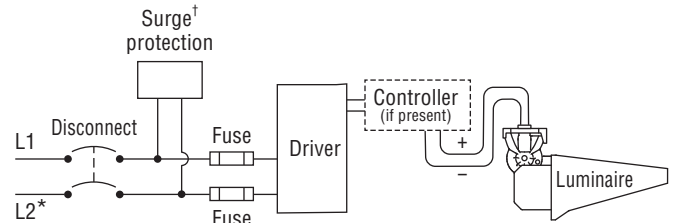
Driver Data

Electrical Data

Rated wattage¹

Per driver	575 W
Per luminaire	575 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 μ s
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 is neutral then not switched or fused.

† Not present if indoor installation.

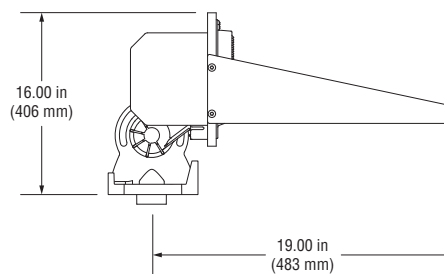
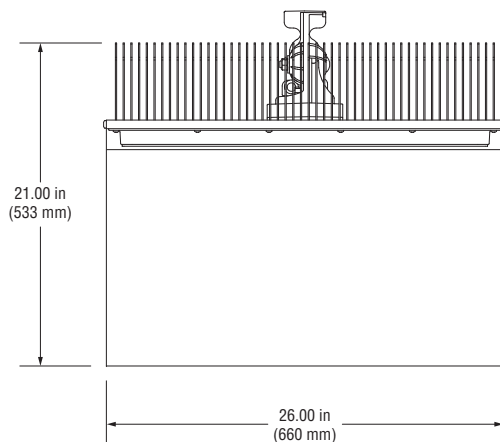
	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	3.48 A	3.35 A	3.16 A	3.03 A	2.90 A	2.51 A	2.01 A	1.83 A	1.74 A	1.68 A	1.45 A

Footnotes:

- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.





C. DARKSKY INFORMATION



DarkSky Approved

Outdoor Sports Lighting Program

Version 1.3

Introduction:

The Outdoor Sports Lighting (OSL) program is established by DarkSky International to promote high-quality lighting for outdoor sports activities that minimizes light pollution, including sky glow, light trespass, obtrusive light (glare), and harmful impacts to people, wildlife, and plants.

The program gives recognition to those facilities and communities that give the same high priority to environmental protection and nuisance avoidance as they do to lighting for their intended function. For a sports lighting installation to be DarkSky certified, it must demonstrate that it meets the criteria in this document, which are based on the objectives of the Five Principles for Responsible Outdoor Lighting. Those Principles are:

1. All light should have a clear purpose.
2. Light should be directed only to where it is needed.
3. Light should be no brighter than necessary.
4. Light should be used only when it is useful.
5. Warmer color lights should be used where possible.

This document explains the requirements for a sports field to become DarkSky certified, including both technical performance specifications and administrative requirements.

For questions on the program, contact the [Lighting Program Manager](#)

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1.0 GENERAL

1.1 Overview

- A. **Scope:** This program provides DarkSky International certification for outdoor sports lighting (OSL) facilities, specifically the lighting of outdoor playing field surfaces illuminated by sports lighting equipment designed for that purpose. DarkSky certifications and awards are reserved for outdoor lighting that has been proven to significantly reduce light pollution relative to non-certified facilities of similar functionality.
- B. **Certifications:** This certification is for lighting installations for the field(s) of play and includes analysis and measurements for the field(s) and immediate surround only. Multiple contiguous fields of play that share lighting equipment are considered one application for offsite and sky glow impacts, although illuminance levels must be differentiated for each field if the design criteria differ. Submittals for DarkSky OSL certification must demonstrate conformance with the DarkSky Lighting Criteria in **Section 2**. There are two phases of the certification process:
 - 1. *Phase 1, DarkSky Design Compliance:* An online project application must be submitted prior to construction (requires application fee, design documentation, and review by DarkSky International for conformance). Upon demonstrated compliance, DarkSky International issues a DarkSky Design letter of congratulations that can be used to demonstrate compliance for the benefit of the site owner or municipality to ensure that the design meets DarkSky OSL Criteria. (See **Section 3**.)
 - 2. *Phase 2, DarkSky Installation Certification:* This is a field inspection performed by a representative of DarkSky International to verify that the installation meets the DarkSky Outdoor Sports Lighting Criteria. Upon successful field verification, DarkSky International issues a DarkSky Installation certificate.

1.2 Exclusions

- A. **Environmentally Sensitive Zones:** DarkSky International does not certify sports lighting facilities located in areas especially sensitive to lighting, such as CIE Environmental Zones E0 and E1, or IDA/IES Lighting Zone LZ0.

1.3 References and Standards

- A. **Local Codes:** The project must be in compliance with all applicable local codes and standards (e.g., state, province, county, or municipal lighting ordinances, building and electrical codes, energy codes, and product labeling such as by Underwriters Laboratories or equivalent).
- B. **Lighting Standards:** The basis for on-field illuminance values shall be the latest version of *ANSI/IES RP-6, Recommended Practice: Lighting Sports and Recreational Areas*, unless the owner, location and/or authority having jurisdiction mandates compliance with a different lighting standard. If a different standard is required, the applicant shall submit the name of the standard in the application along with the prescribed design criteria values for the application(s).

1.4 Definitions

- A. aerial sports:** For the purpose of this program, aerial sports are those in which the height of a ball in play would, in the normal course of playing the sport, exceed the height of the sports lighting poles. This category is limited to baseball, softball, cricket, and American football (fly balls and kick-offs are examples of plays with high-flying balls). In these cases, some uplight is required for ball visibility (see **Section 2.2**).
- B. class of play:** This is determined by standards development organizations and, in combination with the specified sport being played, is a determinant for light level recommendations. Applicants must provide the class of play for each playing field included in the application to determine the appropriate illuminance level.
- C. control zone:** A group of light fixtures that are controlled together, i.e., switched and/or dimmed together.
- D. field of play, playing field:** *For the purposes of this document:* the field, court, pool, or other area where the relevant sport is played.
- E. glare evaluation offset distance (GEOD):** The distance between the edge of the playing field and the point at which the glare criteria will be evaluated through computer calculations in Phase 1 and field measurements in Phase 2. This GEOD is the perpendicular distance extending outward from the edge of the playing field equal to whichever of these values is greater:
1. 46 meters (150 feet); refer to **Figure 1-1**
 2. The sum of the distance from the playing field to the sports lighting pole base plus the pole height; refer to **Figure 1-2**

If access to the GEOD is not possible due to obstructions such as buildings or landscaping, the field measurements shall be evaluated from representative locations as practicable.

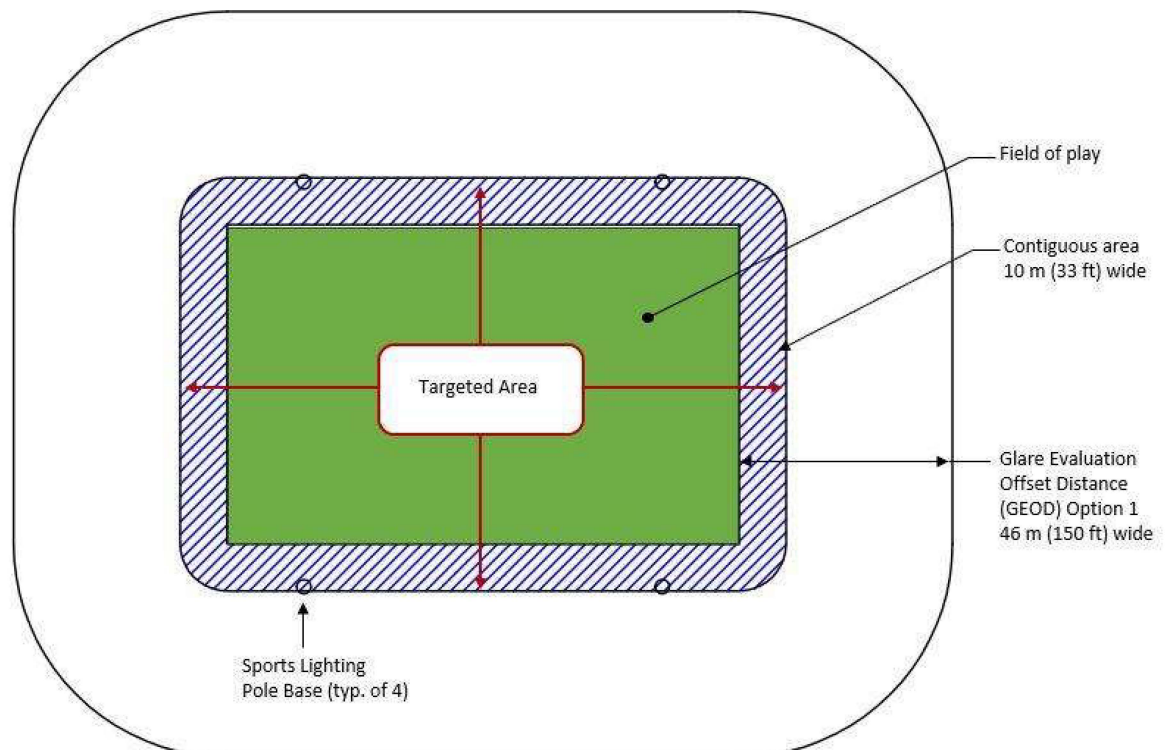


Figure 1-1. Example of glare evaluation offset distance and targeted area.

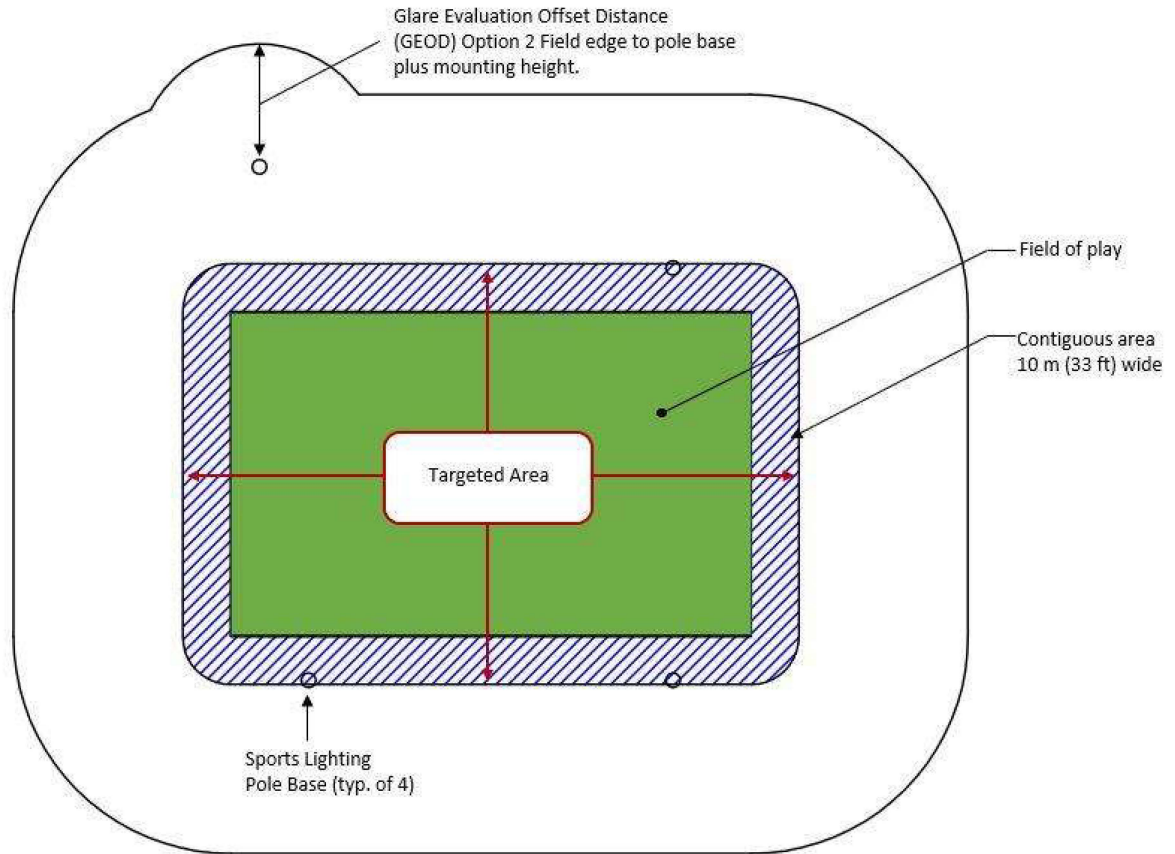


Figure 1-2. Example of glare evaluation offset distance and targeted area.

- F. targeted area:** The region defined as the playing field(s) plus the contiguous area extending 10 meters (33 feet) beyond the playing field perimeter. (See **Figures 1-1** and **1-2.**)

2.0 LIGHTING CRITERIA

2.1 Uplight

A. Sports Field Lighting:

1. *Criterion:* No luminaire, as positioned and aimed in its final installed position, is allowed to emit light above horizontal. *Note:* Having a luminous intensity of zero candelas emitted at or above the horizon when a luminaire is aimed directly downward, as shown in a photometric report, is not sufficient for compliance if the luminaire is tilted (i.e., aimed above nadir) in its installed position.
 - a) *Exception for Aerial Sports:* For aerial sports as defined in this document (see **Section 1.4.A**), the total lumens emitted above horizontal shall not exceed 8% of the total lumens delivered, as calculated for the sum of all luminaires used in the sports lighting system (see item 2.b, below). For example, if in their installed positions the luminaires emit a total of 10,000 lumens downward, then no more than 800 lumens may be emitted above horizontal.

- i) Any uplight used for this purpose shall be designed specifically for the purpose of illuminating a ball in flight within the field of play, and shall be controlled separately from the lighting aimed downward to illuminate the field of play.
- ii) For fields that have multiple kinds of sports, the uplight component used for aerial sports must be inactivated or turned off for non-aerial sports.
- iii) The control of uplighting shall be included in the controls documentation described in **Section 2.5**.

2. Calculation:

- a) *Non-aerial Sports Fields:* Calculations shall include the sum of the total lumens generated by all of the luminaires aimed at the field of play, as emitted in their final aimed position, for 1) lumens emitted above horizontal, and 2) lumens emitted below horizontal. *Note:* The total lumens emitted above horizontal in this calculation must be zero to comply with the criteria.
- b) *Aerial Sports Fields:* Calculations shall include the non-aerial sports calculation, as well as the calculated sum of the total lumens generated by all of the uplighting luminaires allowed for aerial sports. The calculation shall provide the ratio of the total uplight lumens to the total emitted lumens (uplight + downlight).

2.2 Targeted Lighting

A. Sports Field Lighting:

- 1. *Criterion:* At least 85% of the total lumens generated by the downward-aimed sports lighting luminaires illuminating the field of play must fall inside the targeted area (refer to **Section 1.4.F**).
- 2. *Calculations:* The calculation shall include the total number of lumens falling within this zone (x), the total lumens generated below horizontal as calculated in **Section 2.1.A.2** (y), and the percentage $(x/y) \times 100$.

2.3 Glare

- A. The maximum allowable luminous intensity from any luminaire lighting a sports field is 1,000 candelas as measured for each field of play at the glare evaluation offset distance (GEOD; see **Section 1.4.E**). Calculations and measurements at this GEOD perimeter shall be at 1.5 meters (5 feet) above finished grade, and the calculation and measurement points shall be spaced 3 meters (10 feet) apart around the entire perimeter.
- B. The luminous intensity calculation shall be verified during Phase 1 through the computer calculation report and during Phase 2 through field measurements.

2.4 Illuminance values

A. Sports Field Lighting:

- 1. *Criterion:* The average illuminance on each field of play shall be no more than 10% above the average target illuminance levels defined by the relevant standard (see **Section 1.3.B**), based on the sport and the class of play.

2. **Calculations:** The lighting calculations must be performed on DarkSky International-approved software and show compliance via a plan view and illuminance grid, with the calculated average, minimum, and/or maximum illuminances at the height recommended for the sport (as defined in the standard). The point spacing in the illuminance grid shall be as specified in the standard, or no more than 3 m (10 ft) apart if the spacing is not specified in the standard. The lighting calculations must be performed with all luminaires emitting 100% of their light output, except for applied light loss factors. *Note:* If the lighting calculations for the playing field are for maintained illuminance values based on a light loss greater than 10%, the control system must be programmed to dim the luminaires to meet IDA certification requirements (average illuminance on the field of play to be no higher than 10% over that defined by the standard) for each initial preset in each playing field configuration. The dimmed control criteria must be called out in the control schedule documentation. (see **Section 2.5**).

2.5 Controls

- A. **Automatic Controls:** Automatic control systems with remote control capability via smartphone apps or direct remote communication to the company or facility responsible for handling the lighting controls are required to enforce shut-off at the locally established curfew time, but not later than 11:00 p.m. (2300 hours).
- B. **Manual Controls:** The automatic control system may include onsite manual and/or remote control capability to allow for the lights to be turned on or off at will (between dusk and curfew) to ensure that only active sports fields are lighted. Manual controls shall be accessible to authorized personnel only.
- C. **Dimming Controls:** The control system shall include automatic and manual dimming capability to implement uniform and variable illumination levels, to adapt for different task lighting needs on the field, such as for class of play, competition athletics, band practice, striping, mowing, and sports practice. Dimming for the different uses shall be programmed as presets for each of the uses. Dimming shall be possible across the range of 25% to 100% of full illumination.
- D. **Separate Control Zones:** Lighting control zones (see **Section 1.4.C**) are required to separate fields of play into different zones and to separate the downlighting and uplighting for each field into different zones. The lighting for other areas such as concessions stands and parking lots shall be zoned independently of the playing field lighting; however, they must still follow all other controls criteria contained in **Section 2.5**.
- E. **Control Policy Documentation:** A formal lighting policy must be included in the Phase 1 application. The policy shall include the planned types of activities for each playing field, the illuminance levels for each of those activities, and the curfew time for each of those activities. All listed conditions in the schedule must be demonstrated during the Phase 2 inspection.

2.6 Spectrum

- A. **Sports Field Lighting:**
 1. **Maximum CCT:** The maximum allowable correlated color temperature (CCT) of light sources illuminating the field of play is 5700 K.

2. *Preferred CCT:* The primary visual considerations for sports lighting are the critical visual needs for player safety and playability, class of play, and preferential color rendering for the viewing audience. For these reasons, DarkSky certification for sports lighting emphasizes strict compliance with the OSL upright, targeted lighting, glare, and controls criteria to minimize light pollution. Lower CCTs than the maximum allowed are encouraged if practicable.

3.0 PHASE 1 – DARKSKY DESIGN COMPLIANCE

3.1 Application, Submission, and Fees

- A. Applicants must apply for the program and upload lighting calculations and supplemental information through the online submittal form [here](#).
- B. Submissions must include the following:
 1. *Applicant Form:* Applicants must provide general information about the project as well as contact information for the lighting designer or engineer and the owner or operator of the project. For each field of play, the following must be listed:
 - a) Type of sport and class of play
 - b) Target illuminance level and other criteria, based on the standard used (*Note:* If any standard other than the latest version of ANSI/IES RP-6 is used, provide the name of the standard)
 - c) Curfew time
 2. *Submission Fees:* Fees cover the initial application and two resubmissions. If more than two resubmissions are required, the applicable fees will be required for each subsequent resubmission.
 3. *DarkSky Sports Field Design Review Fees:*
 - a) For up to four contiguous sports fields in a single submission, the fee is \$1,000 U.S.
 - b) For each additional sports field, the fee is \$200 U.S.
 4. *Terms:* Fees must be received by DarkSky International before the analysis will be performed.

3.2 Project Review for Compliance

- A. **Design Evaluation:** DarkSky International will evaluate materials sent by applicants for conformance with the DarkSky Lighting Criteria (see **Section 2**) and provide applicants with feedback.
- B. **Conformance:** If the project design conforms with the DarkSky Lighting Criteria, DarkSky International will inform the submitter and provide a letter of congratulations to the applicant. The project will also then be filed at DarkSky International as an OSL-Compliant Design and be put in the queue for the Phase 2 Installation Certification process.
- C. **Nonconformance:** If the project does not conform with the DarkSky OSL Criteria, DarkSky International will inform the applicant. They will have the opportunity to change the design to meet the lighting criteria and resubmit their design. (See paragraph **3.1.B.2 Submission Fees**.)

4.0 PHASE 2 – DARKSKY INSTALLATION CERTIFICATION

4.1 Inspection Coordination and Fees

- A. Scheduling the Inspection:** Upon completion of the project, DarkSky International must be contacted to coordinate a date and time for the field evaluation. The Owner's representative must be present for the inspection to provide full access to the site, and time must be allowed for all measurements required to demonstrate conformance with the DarkSky OSL Criteria. The system must be fully operational, with all controls fully working, to test each control zone and light level at night for conformance with the control schedule approved in Phase 1.
- B. Inspection Fees:**
1. *DarkSky Sports Field Installation:*
 - a) Fees are found [here](#).
 2. *Terms:*
 - a) Fees are due upon agreement of a meeting date and time, to confirm the field inspection booking date. This fee is non-refundable.
 - b) Remaining fees for flight, hotel, and per diem meal rates are due prior to the appointment date; receipts will be provided for all expenses along with an invoice.
 - c) Applicants are responsible for informing DarkSky International of the potential for inclement weather that may hamper the ability to take the lighting measurements required. In such cases, rescheduling may be required. Additional costs due to scheduling are the responsibility of the applicant.
- C. DarkSky International will provide the following deliverables:**
1. Field measurements at the project site
 2. A written report of findings, including points of failure if the facility is nonconforming
 3. An estimate of costs for re-evaluation by DarkSky International if initial site visit measurements do not pass certification requirements

4.2 Certification

- A.** DarkSky installation certifications are given only after the field inspection has demonstrated full compliance with the lighting criteria described in this document (see **Section 2**).
- B.** DarkSky certifications allow the owner of the facility to place a DarkSky International-provided placard on their facility notifying the public of the DarkSky Compliant certification.
- C.** DarkSky International promotes all certified facilities on the DarkSky.org website, recognizing the name of the field and the owner or municipality that operates the facility.

APPENDIX A – BACKGROUND

The following background is provided for the reader to better understand the rationale within this document.

Sports lighting applications have a high potential for light pollution due to the brighter than normal lighting equipment required for playing sports. Sports lighting luminaires are often cited as nuisance lighting, as they can be excessively glaring and can be seen from great distances away from the playing field.

Changing sports lighting from metal halide lamps to LED lighting systems provides an opportunity to improve sports lighting and reduce light pollution, because the beam of light and the light levels provided by LEDs can be more precisely controlled. By using improved optical controls to limit the light to the area of play, proper shielding to minimize offsite glare, dimming controls, and timing controls, the effectiveness of lighting a sports field is increased while energy use and light pollution are decreased.

This theory was put to test at a proposed sporting complex in Sahuarita, Arizona, United States, at a site that was near the Whipple Observatory on Mt. Hopkins in Southern Arizona. In this case, the lighting design team met with the observatory personnel and city leaders to discuss whether it might be possible to light a sporting complex without compromising the needs of astronomers and others for dark, unpolluted skies, and without providing light levels or glare that would annoy neighbors. The goals of the project were focused on the need for minimizing light pollution, glare, and light trespass while also allowing for recreational activities during nighttime hours. A solution was put in place that satisfied everyone. The results are shown below. After the installation was completed, a group of DarkSky advocates including members of the DarkSky Technical Committee gathered at the site and took measurements that could then be used to establish criteria for future installations. The DarkSky Approved Outdoor Sports Lighting Program criteria were therefore established from a proven installation that meets DarkSky objectives, and has proven to meet astronomical observers' needs as well. This project proved that lighted sporting venues and dark sky initiatives can coexist.







Project Installations: Dark Sky Community-Friendly Outdoor Sports Lighting*

Phase I

Ballard Playfield – In Kind by Don Mclean

Seattle, Washington

Benjamin Franklin High School

New Orleans, Louisiana

Bowdoin Athletic Facility

Brunswick, Maine

Canyon District Park

Boynton Beach, Florida

Canyon View Park

Grand Junction, Colorado

Carmel Pool

Carmel, California

City of Alexandria George

Washington Middle School East

Alexandria, Virginia

City of Alexandria George

Washington Middle School West

Alexandria, Virginia

City of Alexandria Simpson Park Ballfields

Alexandria, Virginia

City of Alexandria Simpson Park Soccer Fields

Alexandria, Virginia

Conwell Egan Catholic High School

Fairless Hills, Pennsylvania

Creola Soccer

Creola, Alabama

Dripping Springs Sports & Recreation Park

Dripping Springs, Texas

Edna Karr High School

New Orleans, Louisiana

Ezell Hester Park**

Boynton Beach, Florida

Frank Brown Park Fields 1-4

Panama City Beach, Florida

Frank Brown Park Soccer

Panama City Beach, Florida

Franklin Road Academy Lower School Soccer

Oak Hills, Tennessee

Glen Ellyn Ackerman Baseball

Glen Ellyn, Illinois

Hereford Middle School

Monkton, Maryland

Hunnewell Grass Multipurpose

Wellesley Hills, Massachusetts

Hunnewell Track & Field

Wellesley Hills, Massachusetts

JCC Veterans Park

Williamsburg, Virginia

Jesuit High School Football

Carmichael, California

Jupiter Community Park

Jupiter, Florida

Kent Denver School Multiuse Field

Englewood, Colorado

Lake Travis Youth Association Baseball

Bee Cave, Texas

Lake Travis Youth Association Soccer

Bee Cave, Texas

Lake Worth High School**

Lake Worth Beach, Florida

Lake Worth/OOO High School

Lake Worth, Florida

Lincoln Park Turf Fields 10 and 11

Jersey City, New Jersey

Lowell Park Tennis Courts

Waukesha, Wisconsin

Mindiola Park Soccer

Waukesha, Wisconsin

Montgomery Blair High School**

Silver Spring, Maryland

Mountain Brook Junior High Multipurpose

Birmingham, Alabama

New Bethel High School

Multipurpose Field

Graham, Washington

New Minnie Howard High School

Alexandria, Virginia

Newton South High School Turf Field

Newton, Massachusetts

Northside College Prep Soccer

Chicago, Illinois

Prospector Park

Apache Junction, Arizona

Provost Park

Cocoa, Florida

Quail Creek Veterans Municipal Park

Sahuarita, Arizona

Quinn's Junction Ballfields

Park City, Utah

Saint Vincent College Soccer**

Latrobe, Pennsylvania

Sand Pine Park**

Boca Raton, Florida

Santa Fe Christian School

Solana Beach, California

Seminole Ridge High School

Loxahatchee, Florida

Sports Park at Baldwin

Bee Cave, Texas

USTA Practice Courts

Flushing, New York

Waunakee High School Softball

Waunakee, Wisconsin

West Hudson Park Tennis

Harrison, New Jersey

Phase II

Ballard Playfield – In Kind by Don Mclean

Seattle, Washington

Frank Brown Park Fields 1-4

Panama City Beach, Florida

Glen Ellyn Ackerman Baseball

Glen Ellyn, Illinois

Lake Travis Youth Association

Baseball

Bee Cave, Texas

Quail Creek Veterans Municipal Park

Sahuarita, Arizona



D. GEORGIA REFERENCES

Project Installations: Georgia - LED*

Baseball / Softball

Adel Cook Sports Complex
Adel, Georgia

Albany State University
Albany, Georgia

Brooks County High School
Quitman, Georgia

Buford City Park
Buford, Georgia

Calhoun High School**
Calhoun, Georgia

Colquitt County – Packer Park
Norman Park, Georgia

Effingham County Recreation Complex
Effingham, Georgia

Georgia Southern University**
Statesboro, Georgia

Heritage High School
Conyers, Georgia

Lakeview Fort Oglethorpe High School**
Fort Oglethorpe, Georgia

Lanier Point Park
Gainesville, Georgia

Macon RBI – Vernon Sinclair Field**
Macon, Georgia

McKinney Softball Field**
Waynesboro, Georgia

Partin Park
Lyons, Georgia

Pickens County High School
Jasper, Georgia

Putnam County Recreation Complex
Eatonton, Georgia

Saint Marys REC Authority Park**
Saint Marys, Georgia

Salem High School
Conyers, Georgia

South Commons Softball Complex
Columbus, Georgia

Wayne County High School
Jesup, Georgia

Other

Burnt Hickory Park
Lacrosse
Dallas, Georgia

Gainesville Skate Park
Gainesville, Georgia

Spalding: Tyus Park
Pickleball Courts
Griffin, Georgia

Multi-Facility

Carlton County High School
Folkston, Georgia

Chattahoochee High School
Cusseta, Georgia

Chattooga High School
Summerville, Georgia

Cook County High School Athletic Fields
Adel, Georgia

Douglas Coffee County Recreation Complex
Douglas, Georgia

Eastside High School**
Covington, Georgia

East Forsyth High School
Gainesville, Georgia

Forsyth: Shawnee Mountain Park**
Cumming, Georgia

Gilmer County Recreation**
Ellijay, Georgia

Henderson Park
Tucker, Georgia

Jeff Davis County High School
Hazelhurst, Georgia

John Drew Smith Tennis Center
Macon, Georgia

Jones County High School
Gray, Georgia

Lumpkin County High School Athletic Fields
Dahlonega, Georgia

New Jackson County High School
Hoschton, Georgia

Oconee County High School
Watkinsville, Georgia

Peach County High School
Fort Valley, Georgia

Riverbend Park**
Dalton, Georgia

Toombs County High School
Lyons, Georgia

Victor Lord Park
Winder, Georgia

Washington-Wilkes Comprehensive High School
Washington, Georgia

Tennis

Barbara Calhoun Park
Perry, Georgia

Deer Lick Park
Douglasville, Georgia

Putnam County High School**
Eatonton, Georgia

Screven County High School
Sylvania, Georgia

Soccer

Augusta Soccer Park
Augusta, Georgia

Bleckley County High School
Cochran, Georgia

Dresden Park**
Chamblee, Georgia

Grimes Bridge Park
Roswell, Georgia

North Lowndes County Soccer Complex
Hahira, Georgia

South Georgia Tormenta FC Stadium
Statesboro, Georgia

Football

Georgia Southern University
Paulson Stadium
Statesboro, Georgia

Hawkinsville-Pulaski High School**
Hawkinsville, Georgia

Hendrix Park
Ellabell, Georgia

Mitchell County High School
Camilla, Georgia

Perry High School
Herb St. John Stadium
Perry, Georgia

Worth County High School
Milt Miller Stadium
Sylvester, Georgia

Multi-purpose

Cherokee Bluff High School
Flowery Branch, Georgia

Chestatee High School
Gainesville, Georgia

Dalton Public Schools
Dalton, Georgia

Dodge County High School
Eastman, Georgia

Ed Defore Stadium
Macon, Georgia

Fannin County High School
Blue Ridge, Georgia

Gilmer High School
Ellijay, Georgia

Rabun Gap Nacoochee
Rabun, Georgia

Toombs County High School
Booster Football Stadium
Lyons, Georgia

Towns County High School
Hiawassee, Georgia

Veterans Memorial Park
Dawsonville, Georgia

SUMMARY OF COMMUNITY MEETING 1
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA

Mount Vernon Presbyterian School Inc. (the “School”) requests a Conditional Use Permit (CUP) for its property located at 510 Mount Vernon Highway (Parcel Identification Number 17 0072 LL0768) (the “Property”) to modify one condition of the Special Use Permit (SUP) the City Council approved for the School in 2017, so as to allow lighting of only one, existing outdoor athletic field that the School calls “Ron Hill Field”. After providing due public notice, the School hosted a Community Meeting on the Property at 6:00 PM on September 16, 2024. The sign-in sheets from this meeting are enclosed.

At this meeting, the School provided information about why it is requesting this CUP; prior zoning approvals and the expiring private agreement from 2003; quantitative information on the proposed lighting system's limited light spill; and proposed buffer enhancements. Questions and comments from the audience touched on the dialogue the School pursued with leaders of the adjacent neighborhood HOA's from February to July 2024; what the Development Code allows regarding sports lighting; assessment of sound impacts; buffer plantings; use of the fields by members of the community and non-school groups; and campus security.

The School’s CUP application responds to the concerns expressed at the meeting. The proposed lighting system limits light spill to 0.0 footcandles at all points along the property lines except for one small area, where light spill is limited to 0.1 footcandles (the Ordinance allows up to 0.5 footcandles). Existing and new evergreen trees will screen the property line. Rental of the school's outdoor athletic facilities would be limited to youth groups. The School offered numerous limitations on its use of sports lighting that HOA leaders did not accept. Professional sound engineers are conducting an acoustical study. Campus security is the School's first priority.

U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Erin Poole	Meridian Way 30328	
Nancy Uotta	6370 Lucent Lane	
Carmella Casale Paul Savage	6607 Sterling Dr	
JAE ROBBINS	3965 VERMONT RD ATL 30319	



THE
MOUNT
VERNON
SCHOOL

U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Dana Grantham	30328 375 Ridgeview Trail	
Brent + Alison Mills	6490 Canopy Dr.	
Chris Brasher	6399 Lucant Ln.	
Cathy Shanks	6429 Vernon Woods Dr	
Margorie + Howard SEIDEL	6366 Lucant Lane	
Matt + Sherry Milano	105 Glengate Ave	
Steve Barnes Cathy Ramos	6326 Vernon Woods Dr	
Melissa + Clark Weeks	230 TRIMBLE CREST DR SAND SPRING, GA 303 6362 Lucant Ln	
Cindy Robbins		
Cheney Hickey	530 Glengate Cv Atlanta 30328	



THE
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U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Chris + Carmen Weissman	6422 Lucret Lane	
David Gooch	6455 Newton Way	
Bob & Julia Kostken	500 Glengate Court	
Seong Lee	505 Glengate Cr	
Brad Huff	1450 Hawthorn Dr	
Jerry Hebert	6391 Glenridge Dr #135	
Don Linnell	6441 Lucent Ln	
Anna Chrick	44 Johnson Farm Rd. N	
Amanda Rose	641 Carriage Dr.	
JEFFREY CHIU	3768 CAPTAIN DR CHAMBLEE, GA 30341	



THE
MOUNT
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SCHOOL

U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Misty McNeil	6477 Lucent Lane, ^{Sandy} Fla	
Jennifer Brasher	6399 Lucent Lane, ^{Sandy} Fla ^{Spring} GA ³⁰³²	
Steve Leeds	6410 Radiant Trace Ala. 30328	
Ann Dodd	301 Concord Street Alpharetta, GA 30009	
John F. Robbiano	3965 Vermont Rd Atlanta, GA 30319	



THE
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U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
DAVID FACIN	6514 CANOPY DR 30328	
Mark J. Mittenenthal	6519 Canopy Dr 30328	
Andrea Shapiro	6579 Canopy Dr	
Shelly Ray	565 Carriage Dr	
Mary Ellen Snodgrass	549 Carriage Dr.	
Josie Nazarian	957 Altman Ln.	
Laura R. DeMark	530 Carriage Dr	
Thomas Calzavara	6358 LUENT LN	
Stacey Reece	4400 NORTH ELIZABETH Lane Atlanta, GA 30339	
Christine Kapur	609 Carriage Drive	
MATT WILLIAMS	485 Heritage Way	
Betsy Record	531 Carriage Dr	
Laura Spence	6497 Cherry Tree LN	
Ellen Spander	410 Bridges Circle	



THE
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U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Paul Ploek	650 Carriage Dr	
Toby Fagin	6514 Conroy Dr 30328	
Ann Delmas	6468 Cherry Trl	
Alina Gibson	6580 Sentry Hill Trl	
Susan Linnihan	555 Carriage Drive	
JP SNOODGRASS	599 Carriage Dr.	
Steve Hansen	4457 Lycent Ln.	
Carole Hansen	11	
Benji Curren	709 Carriage Drive	
David M. Hill	306 Mount Vernon Court	
Xvonne Danneman	6650 Williamson Dr	
Mark Danneman	6650 Williamson Dr	
Even Skjervold	6275 Hunting Creek Rd	
Marci Ehrlich	143 Mystic Pl. ne	



THE
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U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Isla Ehrlich	Student	
Ian Kelly	700 Glengete Pl 30328	
Callie Parker	140 Parent - MV	
Justin Patrick	Parent - MV	
Lori Reinking	MV Parent	
Gaynelle Dillon	MV Parent	



THE
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U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Craig & Carol Johns	6515 Canopy Drive	
Daniel Vendyke	6347 Vernon Woods Dr	
Charles Coughlin	6254 Vernon Woods Dr	
Janice/Frank Roberts	450 Bridges Creek Trail 30328	
Ann + Forrest Hobbs	6367 Vernon Woods Dr.	
Tricia Gephardt	5595 Whitner Dr. Atlanta GA	
Matt Gephardt	5595 Whitner Dr. Atlanta GA	
John S. McPherson	594 Cardage Dr	
VIRGINIA CASE	570 CARDAGE DR	
AUDY + LISA Schwartz	6645 Williamson Dr	
Nathan Smith	6316 Vernon Woods	
Nilsa Moreno	670 Cardage Dr. ATL. GA 30328	
Avi Shengsh	6467 MERIDIAN WAY 30328	
Brandon Flanagan	6615 Williamson Dr 30328	



THE
MOUNT
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SCHOOL

U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Colleen Monchilovich	6405 Radiant Trace	
Ree Howard	6499 Williamson Dr	
Mary Hollowell	6545 Sentry Hill Trail	
Amy Kanderis	430 Bridges Creek	
Ernee Randolph	6430 Lucent Ln	
Anne Modi	6455 Lucent Ln	
Tom Modi	6455 Lucent Ln	
Rishi Kapur	609 Carmel Dr	
PEGGY DENOVUEY	519 Carriage Dr.	
Lindy & Jack Rogers	5430 Mt. Vernon Pkwy	
Libby Harris	6263 Vernon Wood	
Sileen McCulley	6570 Sentry Hill Tr.	
Bruce MacLaine	519 Carriage Dr.	
Polly Jarman	6285 Hunting Creek Rd	



THE
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SCHOOL

U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Jim Conrad	6422 Cherry Tree Ln	
Steve Mally	6570 Sandy Hills	
GORDON COPE	471 CARRIAGE DR.	
JUDY COPE	471 CARRIAGE DR	
Ian Samuels	1 Galambos Way	
Kat Quinterno	6463 Meridian Way	
Ben Hundley	523 LUREN TER	
Lily Catano	6215 Hunting Creek	
JOACHIM HINZEN	550 CARRIAGE DR	
Callie Fuller	4825 Merlendale Sandy Springs GA	
Jim Woo Park	6417 Lucent Ln.	
Camella Curren	795 Glenside Pl	
Felicia Sveds	6720 Castleton Dr	



THE
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U23-0004 Community Meeting I

September 16, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Arthur & Dale Truett	6415 Lucent Lane	[REDACTED]
Andrew Wade	6466 Meridian way	
Chris Duncan	496 Mt. Vernon Hwy NE	
Bob Kwarner	505 CARRIAGE DR	
David Mann	6462 Meridian way	
Milly Beasley		
Lamar Howard		
Kevin Fuller	4825 Merlandale Ct Sandy Springs	
John Kim	6390 Lucent Ln	
Michele McIntosh-Ross	1 Galambos way Sandy Springs 30328	
Emily Johnson	4434 Harris Valley Rd	



THE
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SCHOOL

U23-0004 Supplemental Community Meeting

October 24, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Chris Weissman	6422 LUENT LANE	
Erin Poole	6455 Meridian way	
Andrea Shapiro	6579 Canopy Dr	
Mark Wittenhal	6579 Canopy Dr	
Wonne Danneman	6650 Williamson Dr	
Mark Danneman	6650 Williamson Dr	
TUCK McCabe	6560 SENTRY hill trail	
JACK McCabe	6660 SENTRY hill trail	
Tan Samuels	1 Galambos Way	
Judy Cope	471 Carriage dr	
Suzanne Vandele	5130 Carriage	
Scott McCully	6570 SENTRY hill	



THE
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SCHOOL

U23-0004 Supplemental Community Meeting I

October 24, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Dana Good	6455 Mendenham Way	
Jan Hodgson	650 CARRIAGE DR	
Dan O'Leary	6465 Williamson Dr	
Chuck Cogbe	6254 Vernon Woods Dr	
Marge Guidel + Howard	6366 Lucent Lane	
Laura Spence	6497 Cherry Tree Ln	
Mary Hany	6451 Mendenham Way	
Melanie Hany	6413 Radiant Dr	
Cathy Shanks	6429 Vernon Woods Dr	
Finn McCabe	6560 Sentry Hill Trail	
Nilsa Moreno	670 Carriage Drive	
Koby Stein	425 Carriage Dr	
Bob + Anne McHugh	6655 Williamson	



THE
MOUNT
VERNON
SCHOOL

U23-0004 Supplemental Community Meeting I

October 24, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Kristy Loucks	6450 Meridian Way	
Kimberly Oliver	6485 Williamson	
Ginny CASE	570 CARRIAGE DR.	
Susan KICAR	6497 CHERRY TREE LANE	
Rozzy Dwyer	579 Carriage Dr	
Amy Kanderis	430 Bridges Creek	
PAUL MCCABE	6560 SENTRY HILL TR	
Jennifer McCabe	6560 SENTRY HILL TR	
Brian + Brian Linnihan	555 Carriage Dr.	
Ann Hobbs	6367 Kenosha Way	
Forrest Hobbs	" "	
Jacki + Mike Fink	620 Carriage Dr	
JP SNODGRASS	599 Carriage Dr	
Michele McIntosh-Ross	1 Galantkos Way	



THE
MOUNT
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SCHOOL

U23-0004 Supplemental Community Meeting I

October 24, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Kimberlee Rubovsky	6450 Vernon Woods Dr.	
doniel "	"	
Craig Johns	6515 Canopy Drive	
Michael Votta	6370 Lucent Lane	
Bob Pepalis	Rough Draft Atlanta	
Barbara Lamar	6448 Cherry Tree Ln	
MARK GRANITZ	2525 Peachtree	
Paul Pleck	650 Camargo Dr	
Debbie Cagle	6754 Vernon Woods Dr.	
Alison mills	6490 Canopy Dr.	
Brent mills	6490 Canopy Dr.	
Robert D. Jones	6357 Vernon Woods	
Rusty Lacy	6451 MERIDIAN WAY	
Daniel Vandyke	6347 Vernon Woods Dr.	



THE
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SCHOOL

U23-0004 Supplemental Community Meeting I

October 24, 2024, 6:00 PM, at Mount Vernon School, 510 Mount Vernon Highway

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Dottie Myers	6341 Vernon Wood	
John & Mary Ellen Snodgrass	579 Carriage	
Frank & Janice Roberts	458 BRIDGES CREEK	



THE
MOUNT
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SCHOOL

U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Andrew Roterberg	6508 Cherry Tree	
Michelle Koch	2920 Arabian Place	
Mary Stratton	4875 Lansbury Dr.	
James Turner	6580 Williamson Dr	
Ian Samuels	1 Galambos Way	
Robert D. Jones	6357 Vernon Woods Dr	
Andrew Wade	6466 Meridian Way	
Bob Bratzberg	1511 N DEWEY ST	
Andrew + Lisa Schuchert	6645 Williamson	
Julia Deady	690 Carriage Dr	
Millie Collins	120 Spring Ridge Trace Roswell, GA 30076	
Virginia Callie Fuller	4825 Merendale at Sandy Springs	
Tiffany Bailey	213 Mount Vernon Core	
Christine Kapor	609 Carriage Drive	



THE
MOUNT
VERNON
SCHOOL

U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Chris Reinking	357 Pinecrest Rd	
Howard	2266 Lucant Lane	
Raynie Decker	5030 LAZARUS CT	
RANDAL Duncan		
ALI MAHER	5380 HARROWOOD LN	
Rosie Lacy	6451 MERIDIAN WAY	
Kevin Fuller	4825 Merendale Ct Sandy Springs, GA 30327	
Ann Hobbs	6367 Vernal Woods Dr	
Forrest Hobbs	" " "	
Joseph Bui	6499 Willams Dr	
Pavai Fadai	746 Putnam Circle NE	
Rohit Chopra	76 PUTNAM Cir NE	
Jenelle Wood	6555 SENTRY HILL TR	
Amanda Schab	659 Carriage Drive	
CT Curry	5420 Dunwoody Mill Ct	



THE
MOUNT
VERNON
SCHOOL

U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
HOLLY DUNCAN	496 MT. VERNON HWY NE	
Betsy + Jack Record	531 Carriage Dr Apt.	
CHRISTIAN & Wendy Crowe	4777 Mystic Drive	
Bob + Anne McHugh	6655 Williamson Drive	
Eden & Scott Mahoney	6576 Sentry Hill Tr	
JOACHIM WILZEN	550 CARRIAGE DR	
Scott Guesinberry	6535 Burdett Dr. 30328	
Ree Howard	6499 Williamson Dr	
Amy Hsiao	6497 Williamson Dr	
Sheryl Vreza	10940 Willow Meadow Circle	
Brooks Castellano	510 Coddlesboro Dr	
Trish Bogdanchik	7515 Princeton Trace 30328	
Cathy Shauks	6429 Vernon Woods Dr 30328	
Renee Caballero	875 Glengate Pl 30328	

Michele McIntosh-Ross 1 Galambosway mmcintosh-ross@sandysspringsga.gov
30328



THE
MOUNT
VERNON
SCHOOL

U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Daniel Van Dyke	6347 Vernon Woods Drive	
Eileen Gieselman	435 Heritage Way	
Brian Linnihan	555 Carriage Drive	
Himberly Oliver	6485 William Dr.	
Judy Cope	471 Carriage Dr.	
Gordon Cope	"	
Laura Spence	6497 Cherry Tree Ln	
Sue Zenga	6481 Lucent Lane	
John Zenga	6481 Lucent Lane	
Peggy Dworky	579 Carriage Dr.	
Brian Amos	3346 Valley Rd	
Carmen Weissman	4422 Lucent Lane	
Andrea Medford	7285 Duncourtney Drive	
David Mann	6462 Meridian Way	

Bob & JoAnn Kostka 500 Glengate Cove (703) 606-9388



THE
MOUNT
VERNON
SCHOOL

U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Kim Allright	6530 Cherry Tree Ln	
Laurie Edenfield	6306 Vernon Woods	
Maria Miller	775 Spalding	
SARAH SINGO	6478 Cherry Tree	
Mary Ellen Snodgrass	599 Carriage Dr	
John Snodgrass	599 Carriage Dr	
Jennifer Rego	18 Bull Creek Way ^{Sandy Springs} GA 30350	
Zia Shever	445 Bridges Creek Trail	
John J. Rogers	5430 Mt. Vernon Parkway Parkway, Atlanta	
TUCK McCube	6960 Sentry hill trail	
Jack McCabe	6660 Sentry hill trail	
Lily Catano	6215 Hunting Creek Rd Atlanta GA 30328	
Chad Glidewell	4722 Pullman Ct Dunwoody GA 30338	
Jae Robbins	3965 Vermont Rd Atlanta 30319	



THE
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VERNON
SCHOOL

U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Carol & Craig Johns	6575 Canopy Dr.	
Andrew Walker	4290 Raintree Ln NW	
MARY HOLLOWELL	6545 SENTRY HILL	
Deborah Cagle	6254 Vernon Woods Dr.	
Charles V. Cagle	6254 Vernon Woods Dr.	
Yvonne Danneman	6650 Williamson Dr.	
Mark Danneman	6650 Williamson Dr.	
Arthur & Dale Tracht	6415 Lucent Ln	
Jeff Garrison	5513 Lake Island Dr.	
Tommy Giardina	660 Easton Rd.	
Libby Harris	6263 Vernon Woods	
Finn McCaspe	6560 SENTRY HILL TRAIL	
Amanda Love	6415 Cherry Tree	
C Ann F. Brown	6325 W Spalding Dr.	
Erin McCubbin	6295 River Shore Pkwy	
Jenn Brown	30328	
Anna Collins	967 Buckingham Circle, NW	
	Atlanta GA 30327	

U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Dale & James Masters	451 Carriage Dr Sandy Springs 30328	
Dana Grantham	375 Ridgewood Tr NE 55 30328	
Daniel J. Ubovsky	460 BRIDGES CREEK S. SPRING 30328	
Dottie Myers	6346 Vernon Woods Dr Atlanta, GA 30328	
Kristy Laucks	6480 Meridian Way	
Ebenezer K. Randolph	6430 Lucent Way Sandy Springs, 30328	
David Gosch	6455 Meridian Way 30328	
FRANK & JANICE ROBERTS	450 BRIDGES CREEK	
Paul Morris	6835 Williamson Dr.	
Rishi Kapur	609 CARriage Dr	
Christie Kapur	609 CARRIAGE Dr	
SHARON & Lanny Gilbert	520 Carriage Dr	
Jen Laborde	970 Fenimore Cir Sandy Springs	
DEREK REGEN	1050 Tuxedo Dr	



THE
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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Paul Alsek	650 Carriage Dr	
Jan Hodgson	650 Carriage Dr	
Chris Weissman	6422 Lucent Lane	
Amy Kanderis	430 Bridges Creek Trl	
Toby Fagin	6514 Caropy Dr.	
Donna Glenn	65260 Glenridge Dr	
Angela DeMark	530 Carriage	
Alexis Casale Saray	88 Pinehedge Dr.	
Carmel Casale	Avra Galambos Drive	
Paul Saray	Avra Galambos Drive	
NODN FRM	3243 Windsor Lake Dr	
BRYAN STILLWAGON	1906 WITHMERE WAY	
Nina Kapur	6798 Encore Blvd 609 Carriage Sandy Springs	
Ryan Wise	420 BRIDGES CREEK TRC	



THE
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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
David Fagin	6514 Canopy Dr.	
Stacey Reece	4400 North Elizabeth Ave	
PAUL MCCABE	6560 SENTRY HILL TRAIL	
Jennifer McCabe	6560 SENTRY HILL TRAIL	
Lay McNeely	6649 Cherry Tree	
Genese Culp-foster	P.O. Box 421132 Atlanta GA 30342	
Mandy Glidewell	4722 Pullman Ct. Atlanta, GA 30338	
John F. Robbins	3965 Vermont Rd ATL GA 30338	
Dave von Rosenberg	6385 Glen Oaks Lane GA 30328	
Carrie Patrick / James Patrick	7005 Wycombe Rd	
Atlanta Rose	461 Carriage Dr	
Will Cawthon	4499 CHESTNUT LAKE CT 30068	
John Underwood	5885 KAYDEN DR.	
JOHN ANDERSON	1550 W WOOD RD	



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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
MICHAEL VOTTA	6370 Lucent LN	
Shelly & Steve Ray	565 Carriage Dr	
Barbara Lamar	6448 Cherry Tree Ln	
Caroline Snodgrass Diebroeger	431 Highlands Loop	
Lisa Coe	6279 Cherry Tree Ln	
Mary Osborn	6570 Williamson Dr.	
Laura Pugh	6515 Williamson Dr	
Lindy Rogers	5430 Mt. Vernon Pkwy	
Mary Nagode	6402 Lucent Lane	
Carl Streck	471 Johnson Ferry Rd (NE)	
Tom Mosh	6455 LUCENT LN	
Bruce McLellan	6477 LUCENT LN	
Collin Maher	5380 Hornerwood Ln	
Caren Lusk	1228 Woods Cir, NE	



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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
M GRANTHAM	2525 Peachtree Atlanta	
Kimberlee Dubovsky	6450 Vernon Woods Dr	
Ryan Dubovsky	378 Carriage Dr.	
Alison Mills	6490 Canopy Dr.	
Cindy Robbins	SS, 30328 6362 Lucent Ln	
DAN OLIVER	6465 Williamson Dr	
SUSAN KICAK	6497 CHERRY TREE LANE SS 30328	
Mary Lucy	6451 Meridian Way S.S. 30336	
Anne Modt	6455 LUCENT LN	
LISA McMENNAMY	3925 PARKCREST DR ATL GA 30319	
Duane Tolson	6565 Williamson Drive	
RAFAEL AMORIM	6463 CANOPY DR	
FRANCESCO QUINTANO	6463 MERIDIAN WAY	
Cade Reinking	357 Pinecrest RD NE	



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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Ryan Cliff	4870 Streamside Drive Shrs Creek, GA 30022	
Erin Poole	6455 Meridian Way	
BO ADAMS	18 Perimeter Summit BLVD	
Tracy Stalzer	1700 Brandon Hall Dr. Sandy Springs	
Jennifer Forte	4794 Dudley Ln. Sandy Springs, GA 303	
Wade McKenzie	40 Bonnie Lane, Sandy Spg. 30528	
Charles Connors	140 N. Devereaux Ct. Sandy Springs	
Koby Stein	425 Carriage Dr Sandy Springs, GA 30	
J.P. Snodgrass	599 Carriage Dr. Sandy Springs, GA 303	
DAVID LUSIK	1228 WOODS Cir	
Brad Peckem	5670 Trailside Way	
ELIZABETH VANSANT	5511 PURCELL DR	
Matthew Purcc	6190 Aberdeen Dr	
Beau Reinking	357 Pinecrest TRAIL	



THE
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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Stacy Hagemann		
Terry Miller	6447 Lucent Ln. Atlanta GA 30328	
Brad Gold	655 S. ... 5224 S. ...	
Yvonne Williams-Wass	5088 Bend Creek Rd Dunwoody 30338	
Don Tinnell	6441 Lucent Ln	
Mary Frances Christiansen	1494 Vernon North Dr. Dunwoody, GA 30338	
Garth Karpur		
Todd Ehrlich-DOT		
Katie Martinez	6225 River Lane Plany	
Ken Wood	6555 Sentry Hill Trail	
Charlie Aife	4500 Chateaufort Way	
Ethan Siggers	5290 Peachtree Dunwoody Rd	
Michael Fennel	1036 West Mow Creek Dr	
Keon Clealand	8404 Roswell Rd	

CHAD SIGGERS 5290 Peachtree
Dunwoody Rd

404-212-3174



THE
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SCHOOL

U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Mark J. Mittenhofer	6519 Canopy Dr.	
Andrea Shapiro	6519 Canopy Dr.	
Colleen Monchibovich	6405 Radiant Trace	
Lori Reinking	357 Pinecrest Rd NE	
MATT HAMPSHIRE	485 Ridge Hwy	
STEPHEN MUMFORD	3925 PARKCREST DR NE	
Sean Smeltzer	110 River North Dr NE Sandy Springs GA	
Catherine Quintana	6463 Meridian Way Atlanta, GA	
Matt Weylon	6300 Blue Stone Rd Sandy Springs GA 30322	
Sandy Johnson	4434 Adair's Valley Road	
Will Scott	550 Twin Springs	
Hamilton Braun	318 Gordonwalk SW	



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October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

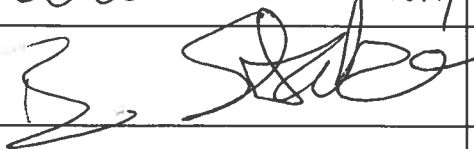
Name	Address	Email Address / Phone Number
Bhupesh Patel	6439 Lucont Lane	
Mona Patel	Sandy Springs 303	
Jining Zhu	845 Glengate Pl	
Li Hui	Sandy Springs	
Roseann Green	Gates at Glenridge Sandy Springs	
Camella Curren	Gates at Glenridge Sandy Springs	
Sherene Melon	4676 Kings Dawn Rd, Dunwoody	
R. Dennis Steed	6331 Hunting Creek Rd	
Josh Nazarian	937 Altamira Lane Sandy Springs 30350	
VIRGINIA / BOB AGE	570 CARRIAGE DR	
BRIAN HOLTZCLAW	1945 WINTER BOURN ATL, 30338	



THE
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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA
Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
GREG SCOTCHIE	11 THE CROFT	
Bryan Faria		
Matt Pickens		
Josh Wagner		
Ryley Fuller	4825 Merlendale ct. 30327	
Christian Brieman	6643 Sterling Dr	
Coleson Guesinberry	6535 Burdett Dr	
	1700 Bayview Hall 1016	



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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Kendra Dickerson	4540 Sundance Cir	
Cole + Sandford Birdsey	3393 Valley Circle	
Arijun Srinivasan	¹³²⁶ 1326 N Decatur Rd	
Jeremy Moeser	408 River Vista Dr	
Gaynelle Dillon	8350 Roswell Road	
Alexander Propp	6630 Williamson Dr	
max franklin	180 River North Dr	
Kaden Williamson	4540 Sundance Cir	
JEFF HINDMAN	4625 Brook Howard	



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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Eric Jennifer + Fletcher Cheek	1514 Thornhill Ct Dunwoody GA 30338	
T. Nanton	1674 Mankasset Drive Dunwoody GA 30338	
St. Paul	5550 Peachtree Rd Dunwoody GA 30388	
Terrence Edwards	2639 Dayview Ln Atlanta GA 30331	
Dalton Siggers	5290 Peachtree Dunwoody Rd	
Nick Sroka	1451 Waterford Green Dr	
Christian Karatasos	6330 Riverside Dr	
Kaden Kenner	8205 Sullivan Hill Rd	



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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Jonathan Loesch	6310 Hunting Creek Rd	
Nilsa Moreno	670 Carriage Drive	
Chris Lambrecht	747 Bridges Creek	
Emily Johnson	4434 Hamisvalley Rd	
Alice Frison	6463 Canopy Dr	
Jonathan Loesch	4101 Peach Cl.	
Nate Thomas	1301 Oakview Rd K1	
Nico Tar	920 Greyfield Place NW	



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U23-0004 Community Meeting 2

October 30, 2024, 6:00 PM, at Sandy Springs City Hall, 1 Galambos Way, Sandy Springs, GA

Applicant: The Mount Vernon School

Name	Address	Email Address / Phone Number
Henry Long	900 Heard's Ferry road	



THE
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SCHOOL

SUMMARY OF COMMUNITY MEETING 2
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA

Mount Vernon Presbyterian School Inc. (the “School”) has proposed lighting one, existing outdoor athletic field that the School calls “Ron Hill Field”. The School hosted the required second community meeting (CM2) at City Hall on October 30, 2024. This meeting began at 6:00 PM and concluded a little after 8:30 PM. A *Community Questions and Responses* handout providing answers to every question asked at the CM1 held on September 16, 2024, was provided for attendees. The School provided a detailed presentation of the proposed lighting system, including remarks from a representative of Musco Sports Lighting and from the School’s landscape architect. The Head of School outlined numerous use restrictions the School would propose to the City as conditions for the requested Conditional Use Permit.

Following the presentation, the School’s representatives received questions and comments for approximately two hours. Topics discussed during the question and answer portion of the meeting included whether light would shine onto adjacent properties; sound coming from the field when the lights are on; how the lighting would impact traffic; student welfare; whether the School’s 2003 Agreement with Mount Vernon Woods applies; whether deed restrictions apply; buffer landscaping; whether the School intended to install lighting or sound systems on the unbuilt fields; third-party use of the School’s fields; the benefits to students of lighting Ron Hill Field; and whether the School would consider re-opening the dialogue with neighbors around potential conditions on the lighting.

In response to questions asked by the public, the School’s representatives provided information that can be summarized as follows:

- **Lighting Impact** – The metrics that are relevant to lighting impacts on neighboring property owners are light spill (the amount of light falling on adjacent property, measured in “footcandles”) and glare (the amount of light perceived when looking directly at the light source, measured in “candela”). The proposed lighting system will generate virtually no light spill (**0.1 footcandles or less**) along all property lines. The proposed lighting system will generate minuscule glare (**981 candela** at the highest point, **479 candela** on average) relative to generally acceptable standards (the International Commission on Illumination

recommends no more than 10,000 candela in suburban areas; the Georgia High School Association recommends no more than 7,500 candela). Objects such as buildings, vegetation, opaque fences, etc., would block even these amounts of light spill and glare. If a person had an unobstructed view of Ron Hill Field, they would see the field illuminated at times when the lights are on and may be able to see the beam of illumination falling on the field depending on weather conditions. The system would not shine light into neighbors' homes.

- **Sound** – The sound system installed at Ron Hill Field is operated consistent with parameters established in the School's 2003 Agreement with Mount Vernon Woods. The School has proposed to restrict the sound system from being used during sports practices.
- **Traffic** – Currently, the School's students travel on City roadways to attend practices and games throughout the area because of insufficient space on the School's campus. This contributes to traffic congestion during PM peak hours. Lighting Ron Hill Field will extend the hours it can be used, allowing students to stay on campus in the afternoons and evenings and reducing automobile trips during busy travel times.
- **Student Welfare** – Heat is a major student safety concern, and the School has experienced heat-related illnesses among its student athletes. The School makes efforts to reduce risk by practicing in the mornings and indoors when possible, but one thing it cannot do on its campus, which other schools can, is practice in the cooler evening hours. The proposed lighting would therefore be a substantial benefit to player safety.
- **2003 Agreement** – The 2003 Agreement is in effect until it expires in September 2025. While it is in effect, the School will continue adhering to the restriction on athletic field lighting, as it has done for the last 20 years. If the requested CUP is approved, the School will not install the lighting until the 2003 Agreement expires by its own terms in 2025. Over the last 20 years, sports lighting technology has advanced tremendously.
- **Deed Restrictions** – Two declarations of deed restrictions are relevant. First, a 2005 declaration applied to the original 30-acre tract of the campus; it restricted outdoor sports lighting, but, like the 2003 Agreement, had a 20-year term and is probably already expired (if it has not already expired, it will do so in February 2025). Second, a 2016 declaration applies to the campus' northern 10 acres; it also restricts outdoor sports lighting, but unlike

the earlier documents it does not have a 20-year expiration term. Accordingly, the School is not proposing to install sports lighting on these 10 acres.

- **Buffer Landscaping** – The School is proposing to preserve existing buffer trees and plant new evergreen trees in the buffer where needed to screen views of Ron Hill Field. The School has proposed extensive buffer improvements along the property line of the nearest residential property, 599 Carriage Drive, including a privacy fence and multiple rows of evergreen plantings of various heights.
- **Unbuilt Fields** – Approval was previously granted for two additional athletic fields on the campus’ northern 10-acre tract. The School is not proposing to install lighting at these fields but is planning to install sound systems.
- **Third-Party Use** – The School has rented its athletic facilities to a small number of local youth and faith-based organizations for years and would like to continue partnering with these select groups. The School is proposing to partner only with youth organizations for facility rentals and to impose the same limitations on their use of the fields that apply to the School, except that these organizations would additionally be restricted from using any amplified audio. The School does not derive significant revenue from renting its facilities, but all such revenue received is invested back into the School’s facilities.
- **Benefits to Students** – Lighting Ron Hill Field will make more space available for students to practice and compete on the School’s campus. This will reduce the amount of time students have to spend on roadways travelling to off-site sports venues, and will improve the ability to practice in cooler evening temperatures during summer months. The increased space would also enable the School to offer a Girls Lacrosse team and additional middle school teams.
- **Neighborhood Dialogue** – The School has always wanted to find middle ground with neighboring stakeholders. The School did not end the dialogue with neighborhood leaders that occurred between February and July of 2024, and would welcome further dialogue.

Following the CM2, the School reached out to neighborhood leaders for input on the list of proposed conditions that were presented at the CM2, and hopes to receive feedback that can be incorporated prior to submitting these conditions to the City.

CONSTITUTIONAL OBJECTIONS
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA

Georgia Law and the procedures of City of Sandy Springs require us to raise Federal and State Constitutional objections during the Conditional Use Permit application process. While the Owner/Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Owner/Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Development Code of the City of Sandy Springs, Georgia, as applied to the Property, that would result in a denial of the Conditional Use Permit as requested, are, or would be, unconstitutional in that they would destroy property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Sandy Springs or the Sandy Springs Development Code to the Property which restricts its use to any use in a manner other than that requested is unconstitutional, illegal and null and void because such an application constitutes a taking of property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner/Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

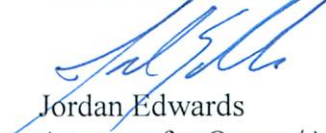
A denial of this Application would also constitute an arbitrary and capricious act by the City Council of the City of Sandy Springs without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal to grant the Conditional Use Permit as requested would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner/Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Conditional Use Permit subject to conditions that are different from the conditions requested, to the extent such different conditions would have the effect of further restricting the utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

In addition, this constitutes formal written notice to the City of Sandy Springs, pursuant to O.C.G.A. § 36-33-5, that the Owner/Applicant plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Property by the City of Sandy Springs. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner/Applicant respectfully requests that the City Council of the City of Sandy Springs grant the Conditional Use Permit as requested.

THE GALLOWAY LAW GROUP, LLC



Jordan Edwards
Attorney for Owner/Applicant

4062 Peachtree Road, Ste A330
Sandy Springs, Georgia 30319
(404) 965-3680

LEGAL DESCRIPTION – (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lots 35, 71 and 72 of the 17th Land District, City of Sandy Springs, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #28013; Drawing/File #28013), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE at a computed point located at the intersection of the northwesterly right-of-way line of Mount Vernon Highway (variable width public r/w) and the westerly right-of-way line of Glenridge Drive (variable width public r/w).

THENCE proceeding along said westerly right-of-way line of Glenridge Drive the following courses and distances:

North 22 degrees 13 minutes 37 seconds East for a distance of 119.52 feet to a computed point;

THENCE North 21 degrees 23 minutes 12 seconds East for a distance of 104.46 feet to a computed point;

THENCE North 21 degrees 18 minutes 00 seconds East for a distance of 81.57 feet to a computed point;

THENCE North 89 degrees 48 minutes 30 seconds West for a distance of 5.61 feet to a computed point, said computed point being the POINT OF BEGINNING.

THENCE departing said westerly right-of-way line of Glenridge Drive North 89 degrees 48 minutes 30 seconds West for a distance of 260.65 feet to a computed point;

THENCE North 89 degrees 41 minutes 02 seconds West for a distance of 184.68 feet to a computed point;

THENCE South 00 degrees 18 minutes 58 seconds West for a distance of 20.00 feet to a computed point;

THENCE South 00 degrees 30 minutes 01 seconds West for a distance of 150.09 feet to a 1.25" open-top pipe found;

THENCE South 85 degrees 35 minutes 20 seconds West for a distance of 30.30 feet to a disturbed 1/2" Rebar found;

THENCE South 17 degrees 37 minutes 22 seconds East for a distance of 302.34 feet to a 1/2" iron pin set on the northwesterly right-of-way line of Mount Vernon Highway;

THENCE proceeding along said northwesterly right-of-way line of Mount Vernon Highway the following courses and distances:

Along a curve to the right having a radius of 60.00 feet for an arc distance of 1.16 feet (said arc being subtended by a chord of South 59 degrees 09 minutes 17 seconds West for a distance of 1.16 feet) to a computed point;

THENCE South 59 degrees 42 minutes 39 seconds West for a distance of 154.98 feet to a 1/2" iron pin set;

THENCE South 63 degrees 14 minutes 04 seconds West for a distance of 65.00 feet to a 1/2" iron pin set;

THENCE South 64 degrees 06 minutes 27 seconds West for a distance of 64.69 feet to a 1/2" iron pin set;

THENCE South 64 degrees 17 minutes 18 seconds West for a distance of 84.92 feet to a 1/2" iron pin set;

THENCE South 64 degrees 52 minutes 36 seconds West for a distance of 40.44 feet to a 1/2" iron pin set;

THENCE South 67 degrees 07 minutes 39 seconds West for a distance of 188.08 feet to a PK (masonry) nail set;

THENCE North 24 degrees 51 minutes 59 seconds West for a distance of 49.31 feet to a PK nail set;

THENCE South 64 degrees 43 minutes 30 seconds West for a distance of 40.55 feet to a 1/2" iron pin set;

THENCE along a curve to the right having a radius of 63.97 feet for an arc distance of 71.03 feet (said arc being subtended by a chord of South 09 degrees 36 minutes 01 seconds West for a distance of 67.44 feet) to a 1/2" iron pin set;

THENCE South 65 degrees 17 minutes 53 seconds West for a distance of 118.66 feet to a computed point;

THENCE departing said northwesterly right-of-way line of Mount Vernon Highway North 00 degrees 24 minutes 27 seconds East for a distance of 346.96 feet to a 1" open-top pipe with cap found;

THENCE North 00 degrees 35 minutes 27 seconds East for a distance of 317.40 feet to a 2" open-top pipe found;

THENCE North 00 degrees 29 minutes 17 seconds East for a distance of 701.05 feet to a 2" open-top pipe found;

THENCE North 00 degrees 31 minutes 01 seconds East for a distance of 140.62 feet to a 1/2" iron pin found;

THENCE North 00 degrees 34 minutes 37 seconds East for a distance of 55.23 feet to a 1/2" rebar found;

THENCE North 00 degrees 17 minutes 04 seconds East for a distance of 149.66 feet to a 1" crimp-top pipe found;

THENCE North 00 degrees 25 minutes 17 seconds East for a distance of 139.98 feet to a 1" crimp-top pipe found;

THENCE North 00 degrees 28 minutes 19 seconds East for a distance of 169.90 feet to a 1/2" crimp-top pipe found;

THENCE North 00 degrees 28 minutes 14 seconds East for a distance of 170.07 feet to a 1" crimp-top pipe found;

THENCE North 00 degrees 29 minutes 21 seconds East for a distance of 209.82 feet to a 1" crimp-top pipe found;

THENCE North 00 degrees 34 minutes 41 seconds East for a distance of 164.20 feet to a disturbed 1.25" open-top pipe found;

THENCE South 89 degrees 24 minutes 37 seconds East for a distance of 122.90 feet to a 1.5" crimp-top pipe found;

THENCE North 00 degrees 38 minutes 09 seconds East for a distance of 19.90 feet to a 1" crimp-top pipe found;

THENCE North 00 degrees 33 minutes 13 seconds East for a distance of 364.78 feet to a 1" crimp-top pipe found;

THENCE North 00 degrees 24 minutes 52 seconds East for a distance of 12.97 feet to a 1" crimp-top pipe found;

THENCE South 89 degrees 22 minutes 52 seconds East for a distance of 26.87 feet to a 1/2" rebar with cap found;

THENCE South 31 degrees 02 minutes 56 seconds East for a distance of 183.78 feet to a 1/2" rebar with cap found;

THENCE South 10 degrees 23 minutes 19 seconds East for a distance of 215.72 feet to a 1/2" rebar with cap found;

THENCE South 46 degrees 59 minutes 59 seconds East for a distance of 153.65 feet to a computed point;

THENCE South 04 degrees 09 minutes 38 seconds East for a distance of 251.60 feet to a 1/2" rebar with cap found;

THENCE South 06 degrees 24 minutes 53 seconds West for a distance of 170.51 feet to a 1/2" rebar with cap found;

THENCE South 20 degrees 12 minutes 26 seconds East for a distance of

359.72 feet to a 1/2" rebar found;

THENCE South 22 degrees 09 minutes 33 seconds East for a distance of 213.22 feet to a computed point;

THENCE South 39 degrees 12 minutes 35 seconds East for a distance of 266.96 feet to a computed point;

THENCE North 50 degrees 47 minutes 25 seconds East for a distance of 129.15 feet to a computed point;

THENCE North 89 degrees 57 minutes 19 seconds East for a distance of 329.42 feet to a computed point on the westerly right-of-way line of Glenridge Drive (said computed point being witnessed by a 1/2" rebar found 0.23 feet southeast thereof);

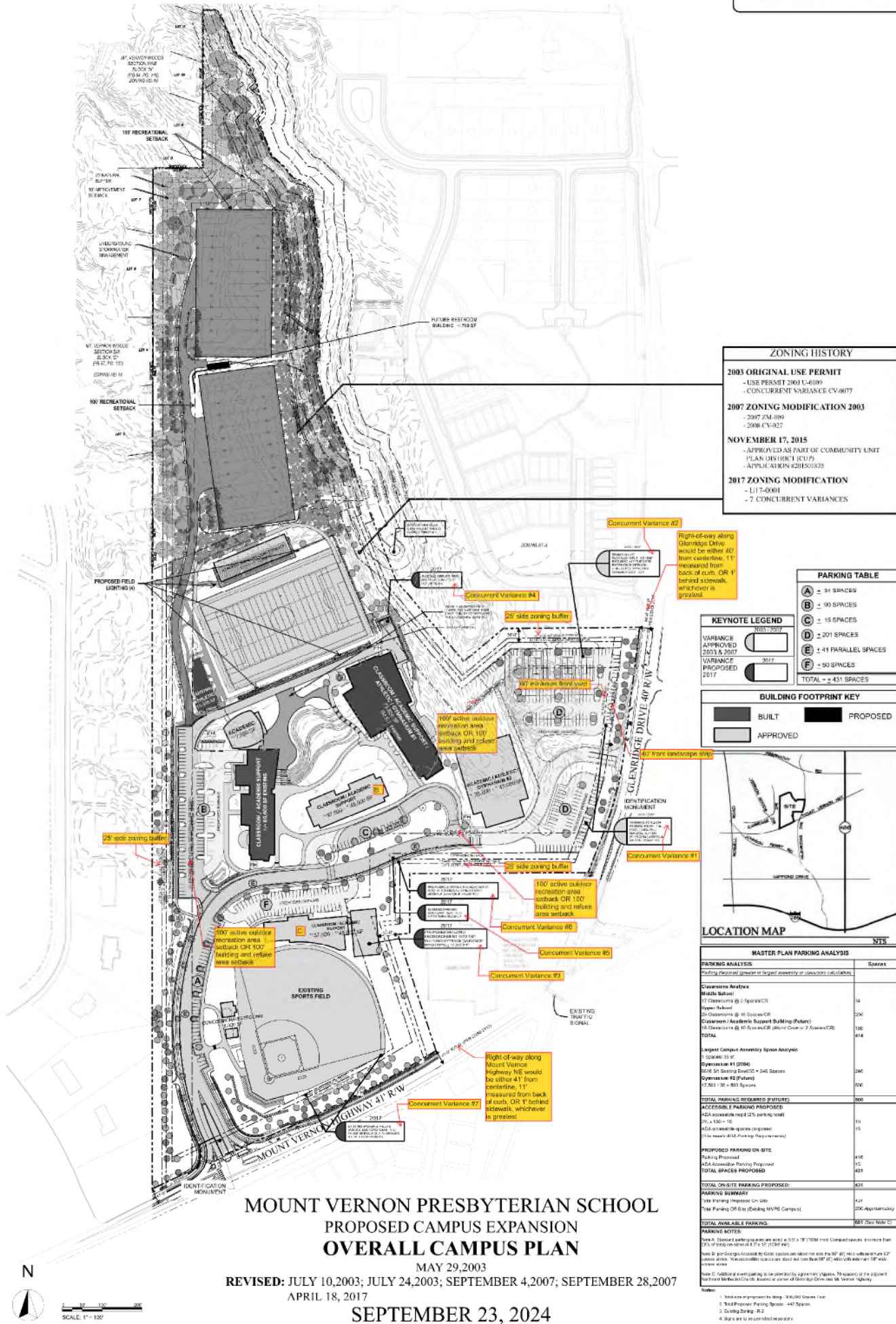
THENCE proceeding along said westerly right-of-way line of Glenridge Drive the following courses and distances:

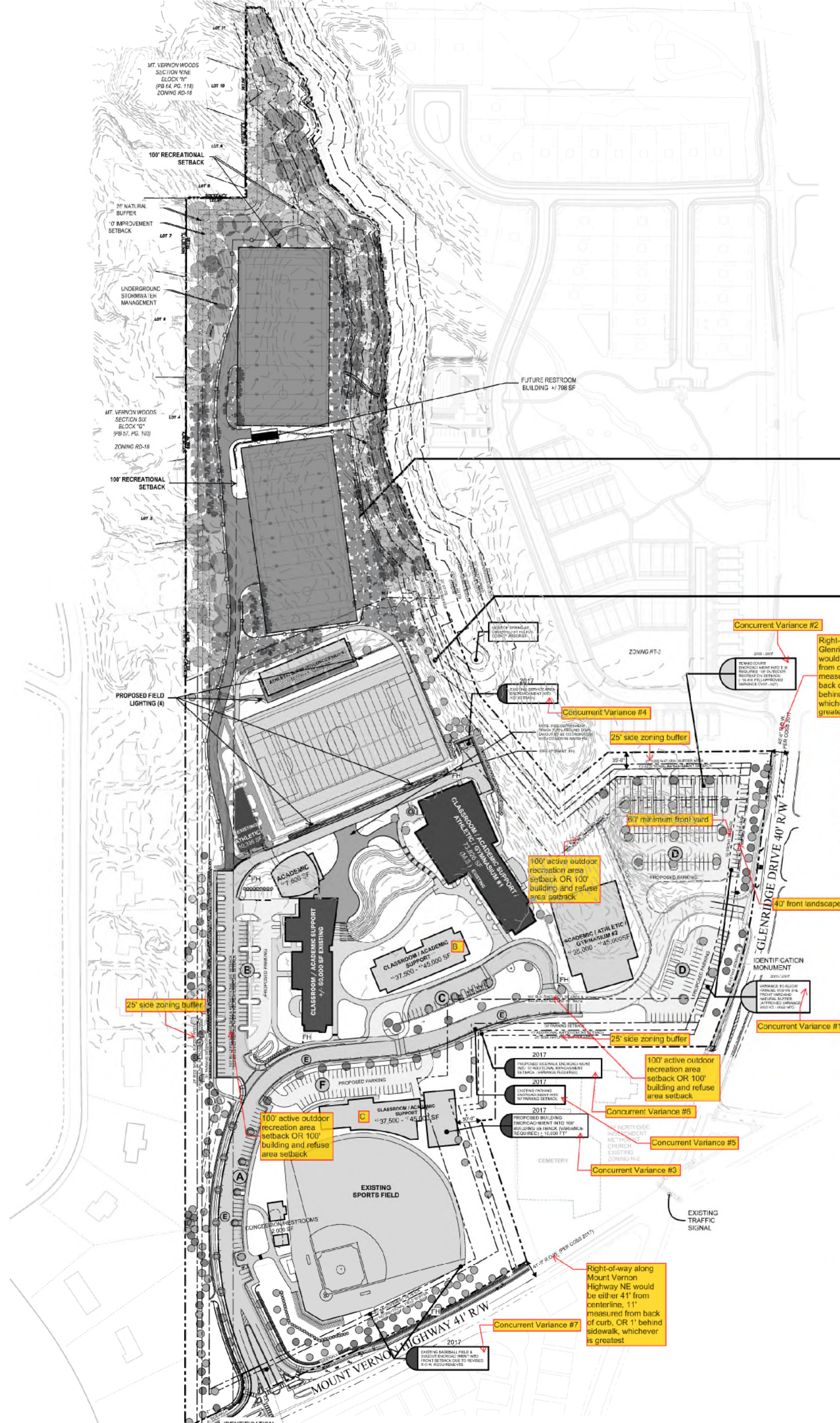
South 07 degrees 04 minutes 48 seconds West for a distance of 301.19 feet to a computed point;

THENCE along a curve to the right having a radius of 871.36 feet for an arc distance of 215.70 feet (said arc being subtended by a chord of South 14 degrees 10 minutes 23 seconds West for a distance of 215.15 feet) to a computed point;

THENCE South 21 degrees 15 minutes 52 seconds West for a distance of 94.27 feet to a computed point, said computed point being the POINT OF BEGINNING.

Said tract or parcel of land contains 39.446 acres or 1,718,271 square feet.





ZONING HISTORY	
2003 ORIGINAL USE PERMIT	
- USE PERMIT 2003 U-0009	
- CONCURRENT VARIANCE CV-0077	
2007 ZONING MODIFICATION 2003	
- 2007 ZM-009	
- 2008 CV-027	
NOVEMBER 17, 2015	
- APPROVED AS PART OF COMMUNITY UNIT	
PLAN DISTRICT (CUP)	
- APPLICATION #201501835	
2017 ZONING MODIFICATION	
- U17-0001	
- 7 CONCURRENT VARIANCES	

Right-of-way along
Glenn Drive
would be either 40'
from centerline, 11'
measured from
back of curb, OR 1'
behind sidewalk,
whichever is
greatest

PARKING TABLE	
A	± 34 SPACES
B	± 80 SPACES
C	± 15 SPACES
D	± 201 SPACES
E	± 41 PARALLEL SPACES
F	± 50 SPACES
TOTAL = ± 431 SPACES	

KEYNOTE LEGEND	
VARIANCE APPROVED 2003 & 2007	2003 / 2007
VARIANCE PROPOSED 2017	2017

BUILDING FOOTPRINT KEY	
BUILT	PROPOSED
APPROVED	



MASTER PLAN PARKING ANALYSIS	
PARKING ANALYSIS	Spaces
Parking Required (greater of largest assembly or classroom calculation)	
Classrooms Analysis	
Middle School	34
Upper School	200
Classroom / Academic Support Building (Future)	160
TOTAL	434
Largest Campus Assembly Space Analysis	
1 Spaces/ 35 ft	
Gymnasium #1 (2004)	246
Gymnasium #2 (Future)	600
TOTAL PARKING REQUIRED (FUTURE)	600
ACCESSIBLE PARKING PROPOSED	
ADA accessible req'd (2% parking total)	10
ADA accessible spaces proposed (Site meets ADA Parking Requirements)	15
PROPOSED PARKING ON-SITE	
Parking Proposed	410
ADA Accessible Parking Proposed	15
TOTAL SPACES PROPOSED	431
TOTAL ON-SITE PARKING PROPOSED:	431
PARKING SUMMARY	
Total Parking Proposed On-Site	431
Total Parking Off-Site (Existing MVPS Campus)	250 Approximately
TOTAL AVAILABLE PARKING:	681 (See Note C)
PARKING NOTES:	
Note A: Standard parking spaces are sized at 8.5' x 15' (153sf min). Compact spaces: (no more than 20% of total) are sized at 8.5' x 15' (120sf min).	
Note B: per Georgia Accessibility Code spaces are sized not less than 96" (8') wide with minimum 60" access aisles. Van accessible spaces are sized not less than 96" (8') wide with minimum 96" wide access aisles.	
Note C: Additional event parking to be provided by agreement (Approx. 70 spaces) at the adjacent Northeast Methodist Church, located at corner of Glenn Drive and Mt. Vernon Highway.	

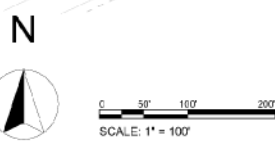
- Notes:
1. Total size of proposed building - 300,000 Square Feet
 2. Total Proposed Parking Spaces - 442 Spaces
 3. Existing Zoning - R-2
 4. Signs are to be permitted separately
 5. All parking lots are to meet landscape requirements of Section 4.22.2.

MOUNT VERNON PRESBYTERIAN SCHOOL PROPOSED CAMPUS EXPANSION OVERALL CAMPUS PLAN

MAY 29, 2003

REVISED: JULY 10, 2003; JULY 24, 2003; SEPTEMBER 4, 2007; SEPTEMBER 28, 2007
APRIL 18, 2017

SEPTEMBER 23, 2024





AMERICAN HOLLY
LEX OPACA
5-10' TALL X 10-15' WIDE



EASTERN RED CEDAR
JUNIPERO VIRGINIANA
5-10' TALL X 5-8' WIDE



SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFLORA
4-6' TALL X 10-15' WIDE



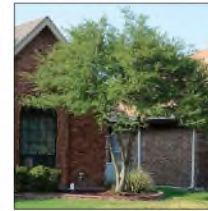
SAVANNAH HOLLY
LEX M. ATENUATA SAVANNAH
5-10' TALL X 8-10' WIDE



CRYPTOMERIA JAPONICA
CRYPTOMERIA JAPONICA RADICANS
5-10' TALL X 5-10' WIDE



SOUTHERN WAX MYRTLE
MORELLA CERIFERA
5-10' TALL X 8-10' WIDE



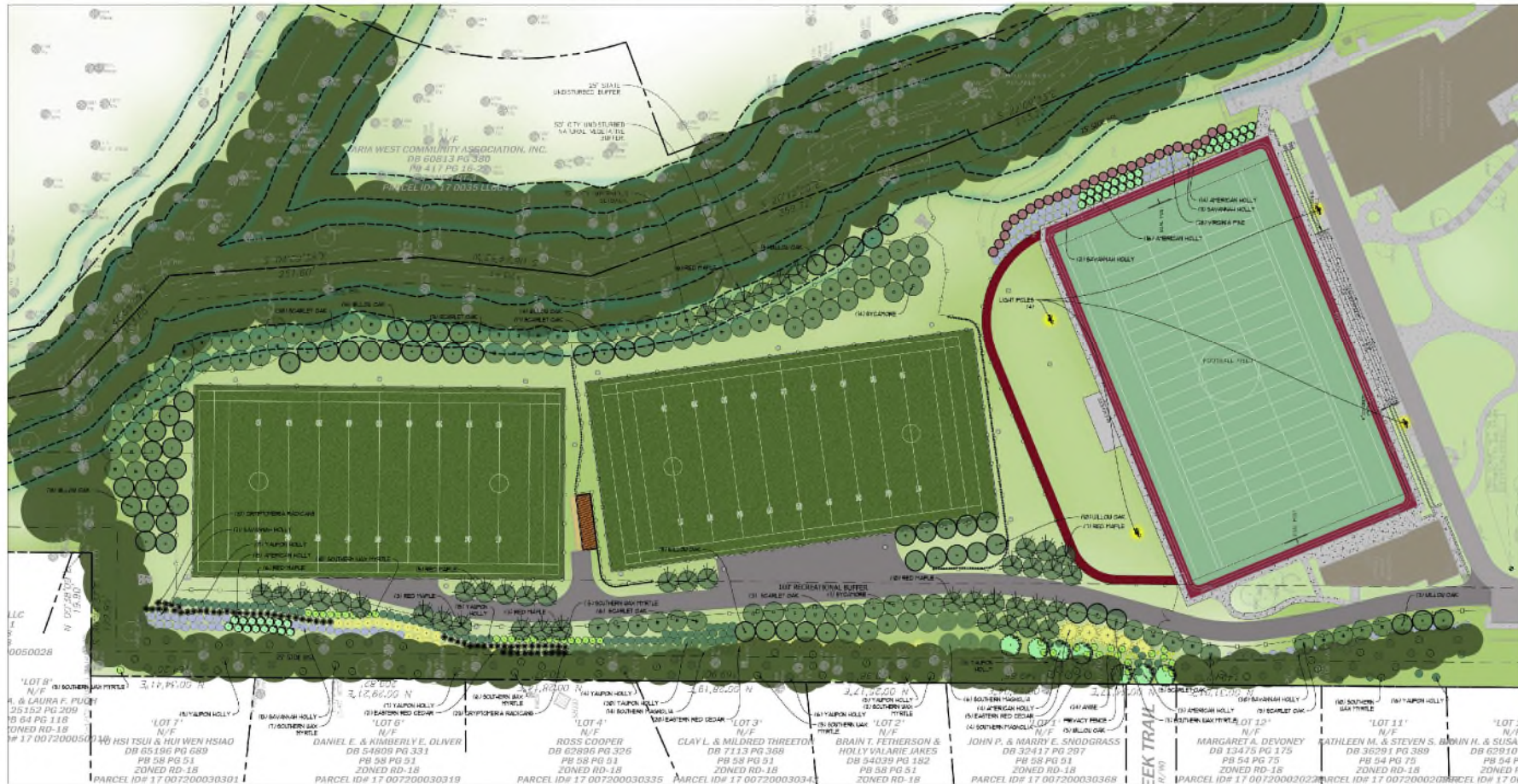
YAUPOON HOLLY
ILEX VORTICORNIA
7-10' TALL X 8-10' WIDE



VIRGINIA PINE
PINUS VIRGINIANA
5-10' TALL X 8-10' WIDE



FLORIDA SUNSHINE
ILICUM PARVIFLORUM FLORIDA SUNSHINE
4-6' TALL X 7-8' WIDE



Mount Vernon School

Layout and Landscaping Plan



09.23.2024



AMERICAN HOLLY
ILEX OPACA
5-10' TALL X 10-15' WIDE



EASTERN RED CEDAR
JUNIPERO VIRGINIANA
30-35' TALL X 5-7' WIDE



SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFLORA
40-50' TALL X 30-40' WIDE



SAVANNAH HOLLY
ILEX X ATTENUATA SAVANNAH
10-15' TALL X 6-8' WIDE



CRYPTOMERIA JAPONICA
CRYPTOMERIA JAPONICA RADICANS
30-40' TALL X 5-10' WIDE



SOUTHERN WAX MYRTLE
MORELLA CERIFERA
10-15' TALL X 8-10' WIDE



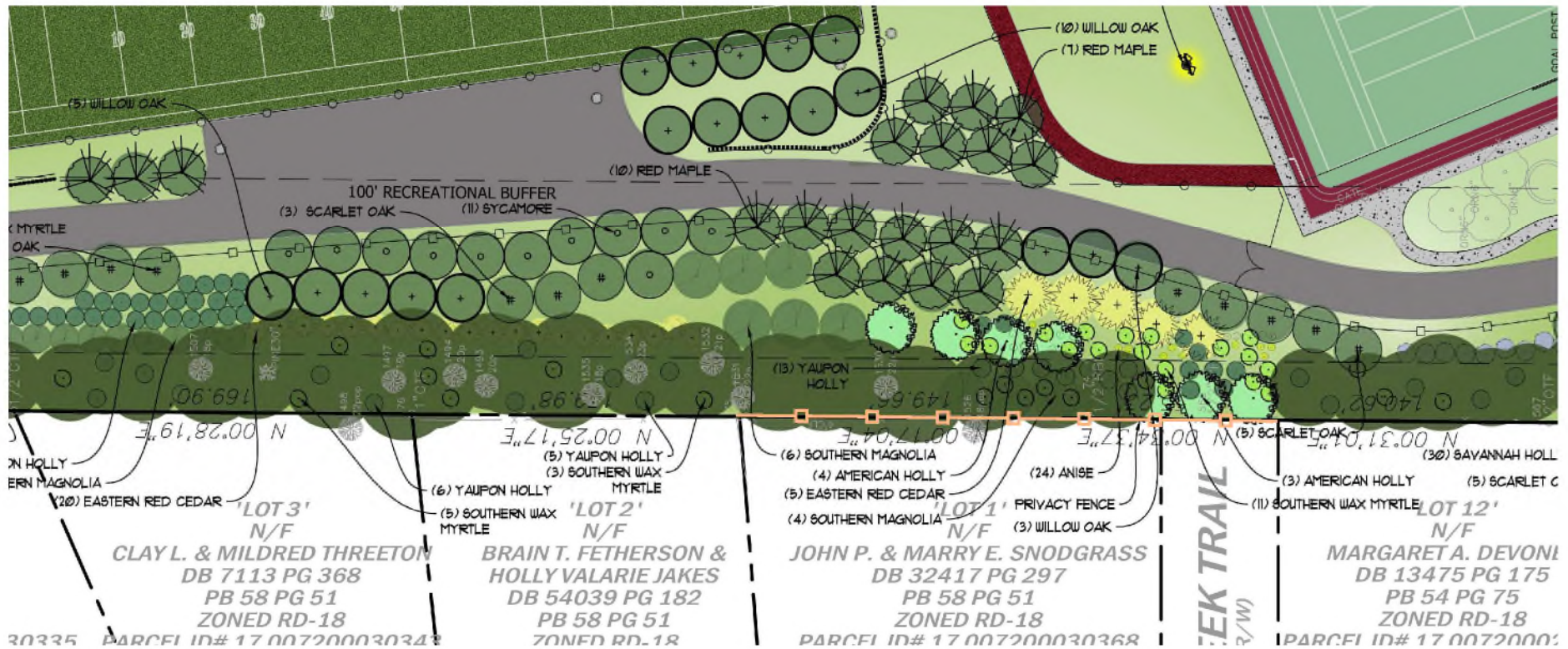
YAUPON HOLLY
ILEX VOMITORIA
10-15' TALL X 8-10' WIDE



VIRGINIA PINE
PINUS VIRGINIANA
10-15' TALL X 8-10' WIDE



FLORIDA SUNSHINE
ILLICUM PARVIFLORUM FLORIDA SUNSHINE
4-6' TALL X 7-8' WIDE



Mount Vernon School

Layout and Landscaping Plan



NTS

09.23.2024





AMERICAN HOLLY
ILEX OPACA
15-30' TALL X 10-12' WIDE



EASTERN RED CEDAR
JUNIPERUS VIRGINIANA
30-35' TALL X 12-15' WIDE



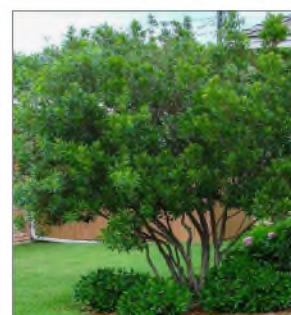
SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFLORA
60-80' TALL X 30-40' WIDE



SAVANNAH HOLLY
ILEX X ATTENUATA 'SAVANNAH'
10-20' TALL X 8-15' WIDE



CRYPTOMERIA RADICANS
CRYPTOMERIA JAPONICA 'RADICANS'
30-40' TALL X 15-20' WIDE



SOUTHERN WAX MYRTLE
MORELLA CERIFERA
10-15' TALL X 8-10' WIDE



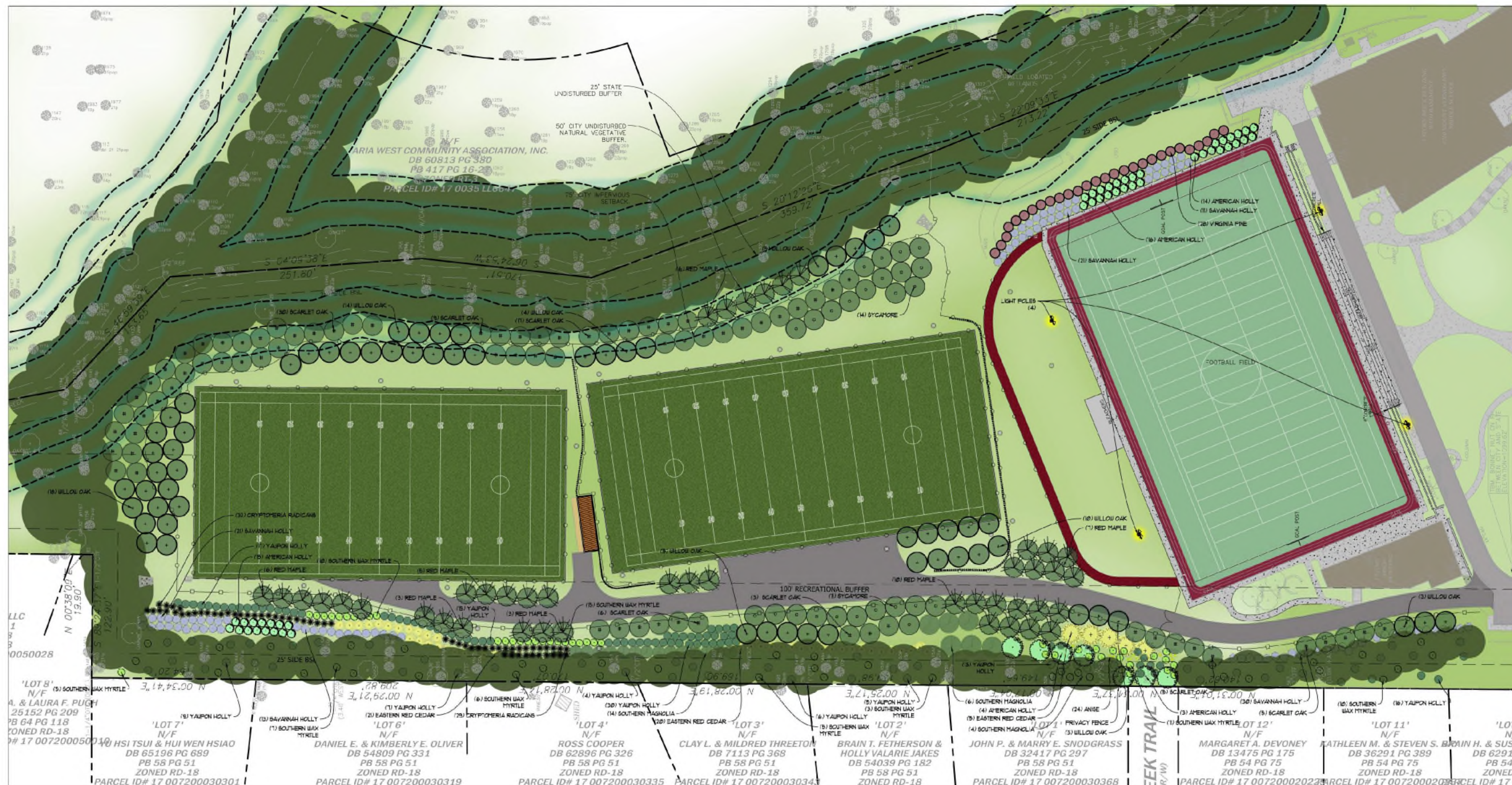
YAUPON HOLLY
ILEX VOMITORIA
8-25' TALL X 8-12' WIDE



VIRGINIA PINE
PINUS VIRGINIANA
15-40' TALL X 10-30' WIDE

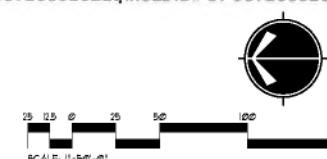


FLORIDA SUNSHINE
ILICUM PARVIFLORUM 'FLORIDA SUNSHINE'
4-8' TALL X 2-3' WIDE



Mount Vernon School

Layout and Landscaping Plan



09.23.2024



AMERICAN HOLLY
ILEX OPACA
15-30' TALL X 10-20' WIDE



EASTERN RED CEDAR
JUNIPERUS VIRGINIANA
30-35' TALL X 12-15' WIDE



SOUTHERN MAGNOLIA
MAGNOLIA GRANDIFLORA
60-80' TALL X 30-40' WIDE



SAVANNAH HOLLY
ILEX X ATTENUATA 'SAVANNAH'
10-20' TALL X 8-15' WIDE



CRYPTOMERIA RADICANS
CRYPTOMERIA JAPONICA 'RADICANS'
30-40' TALL X 15-20' WIDE



SOUTHERN WAX MYRTLE
MORELLA CERIFERA
10-15' TALL X 8-10' WIDE



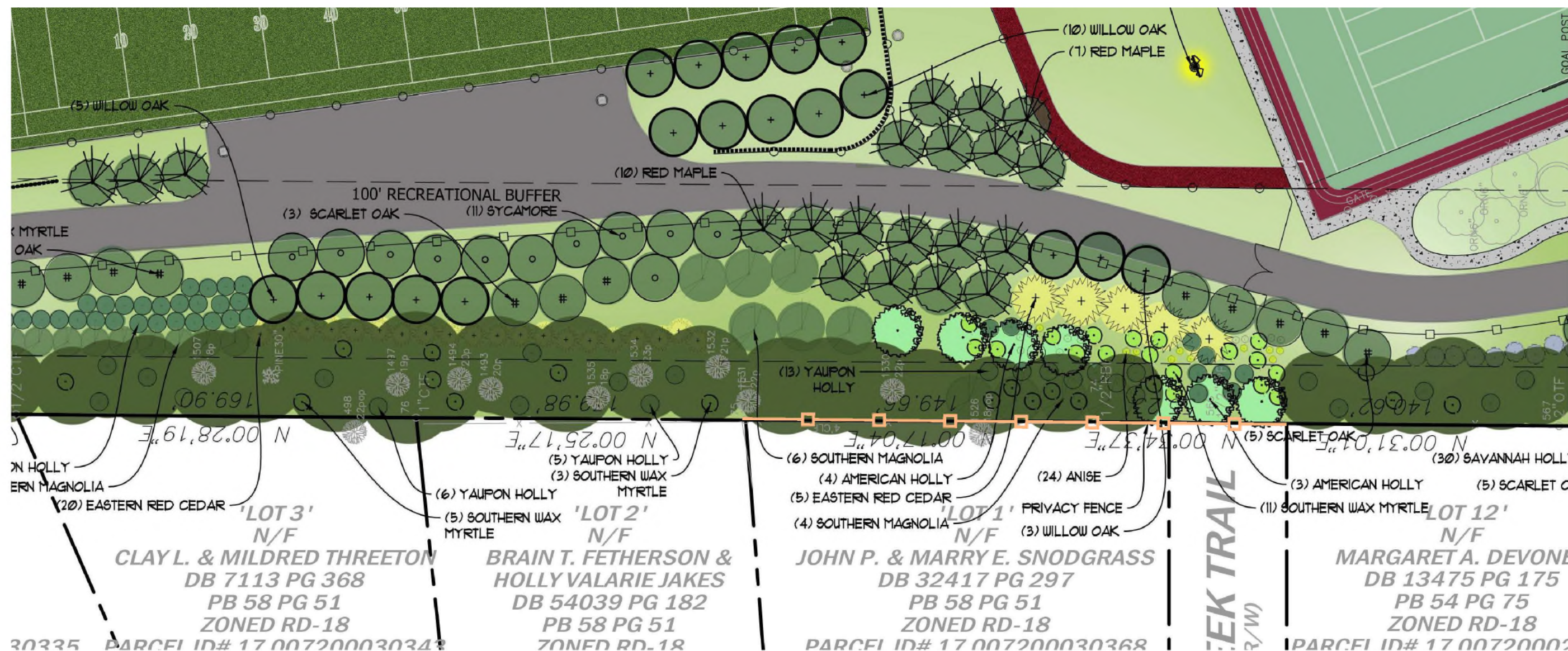
YAUPON HOLLY
ILEX VOMITORIA
10-25' TALL X 8-12' WIDE



VIRGINIA PINE
PINUS VIRGINIANA
15-40' TALL X 10-30' WIDE



FLORIDA SUNSHINE!
ILICUM PARVIFLORUM 'FLORIDA SUNSHINE'
4-8' TALL X 2-3' WIDE



Mount Vernon School

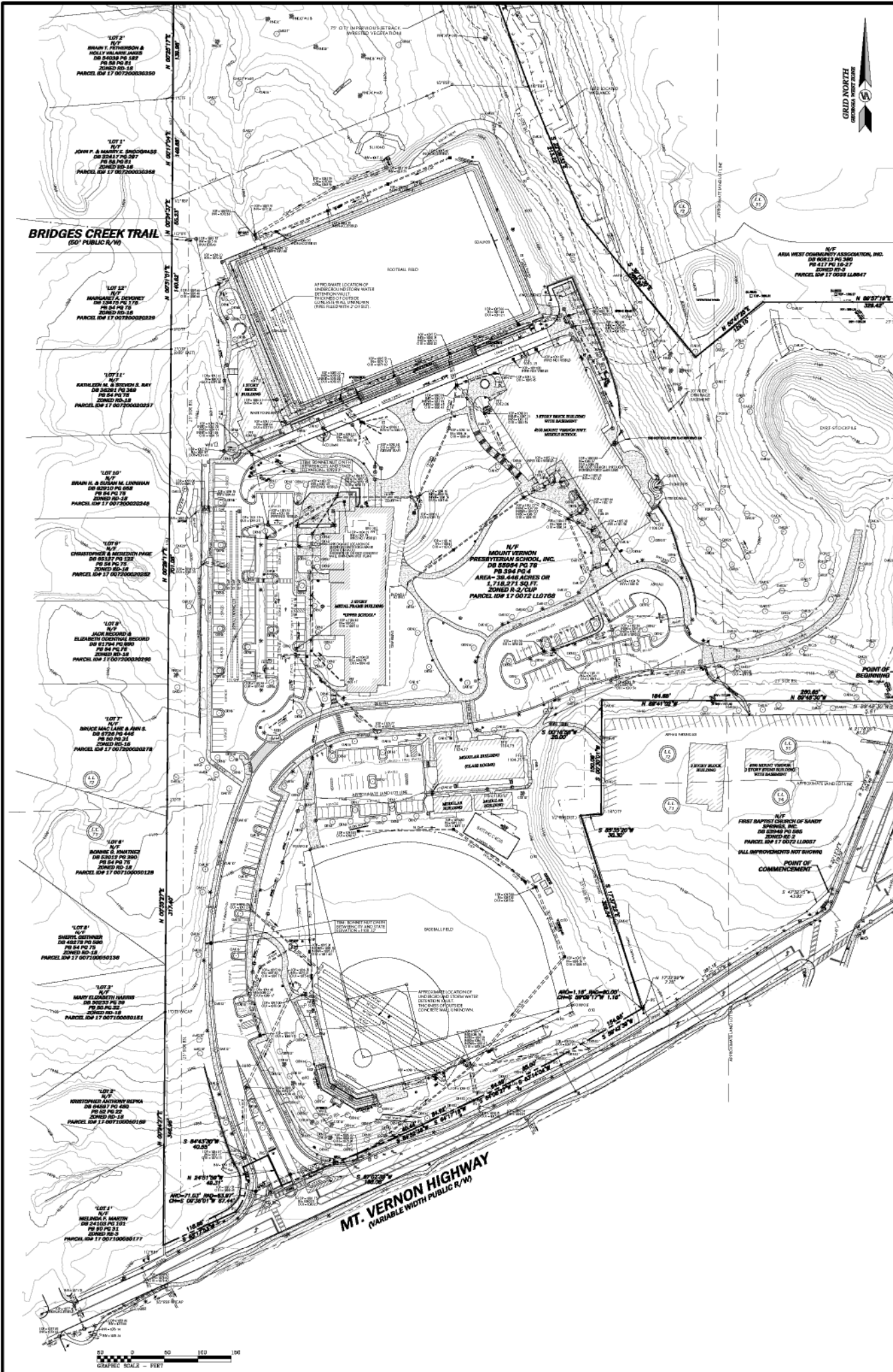
Layout and Landscaping Plan



09.23.2024



1.05



BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR
MOUNT VERNON PRESBYTERIAN SCHOOL, INC.
LAND LOTS 3, 7, & 11 17TH DISTRICT CITY OF SANDY SPRING, FULTON COUNTY, GEORGIA

VA
VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4040 COLUMBIA ROAD
SUITE 200
ATLANTA, GEORGIA 30328
PHONE (770) 454-6600
FAX (770) 454-6600
WWW.VALENTINOANDASSOCIATES.COM
SURVEYING FROM LICENSE
NO. 14000000
REVISIONS

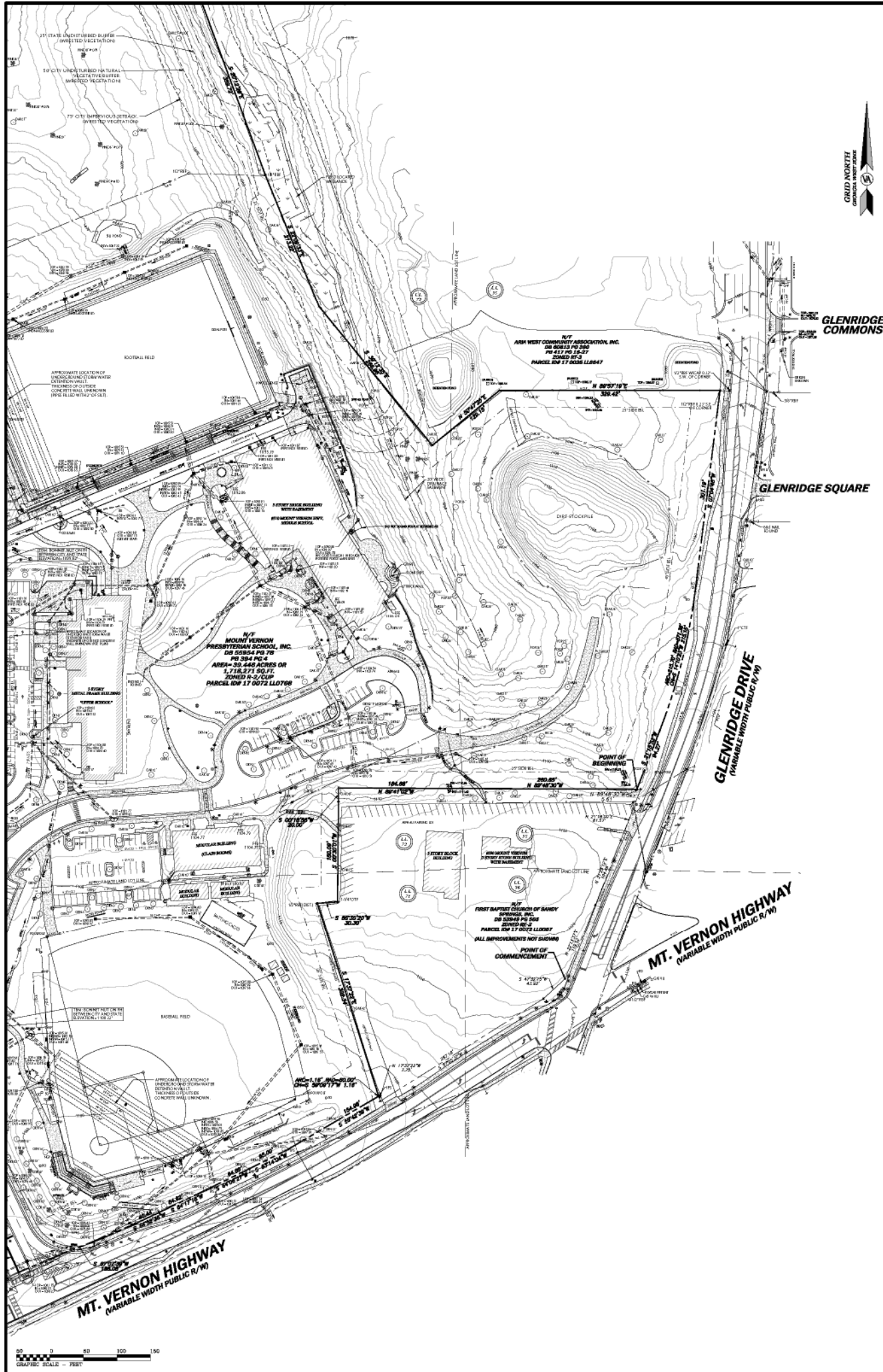
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DATE: 01/02/20
JOB NUMBER: 20013
FILE NUMBER: 20013_101
PLOTTED: 01/02/20
BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
SHEET
2 OF 4



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







GRID NORTH
CHOMCHIA WINSIT JONGKE

FOR INFORMATION ON OUR NEW 2004 & 2005 CATERING POS:

MOUNT VERNON PRESBYTERIAN SCHOOL, INC.

AND LOTS 35, 21, & 22 17TH DISTRICT CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

VA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4945 CRENSHAW ROAD
BULDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-6015
FAX: (770) 438-6005
WWW: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND
SURVEYING FIRM LICENSE
NO. L4007090

REVISIONS

SCALE: 1" = 50'
DATE: 2/1/23
JOB NUMBER: 28013
FILE NUMBER: 28013_UC
PLOTTED: 2/1/23

BOUNDARY,
TOPOGRAPHIC,
& TREE SURVEY

SHEET
4 OF 4

1. THE CERTIFICATION AND DECLARATION IS MADE BY THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAN ARE NOT TRANSFERABLE TO ANY OTHER ENTITY OR TO ANY SUBSEQUENT CHANGING OF OWNERSHIP.

2. SUBJECTIVE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY, AND THEREFORE, THERE IS NO GUARANTEE OF THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. THE UNDERTAKEN SURVEY HAS HAD NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORDED ENCUMBRANCES, Easements, Easements, Easements, Easements, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. PURSUANT TO RULE 100.09 OF THE GEORGIA BOARD OF CERTIFICATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED AND STAMPED BASIS OF CERTIFICATION BY THE ENGINEER OR THE SURVEYOR AND IS NOT GUARANTEE OF WARRANTY, EITHER EXPRESSED OR IMPLIED.

1. THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A CIGNA90 90" TOTAL STATION WITH AN ANGLE BACK OF 90 SECONDS PRECISION. THE TEARSHED UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR 12.09.80 AT THE LAST KNOWN ELEV AND THE RELATIVE POSITIONAL ACCURACY IS 0.669 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 1,350.68 FEET.
2. ACCORDING TO THE F.M.I.A. RISK INSURANCE RATE MAY, COMMUNITY PLAN NUMBER 101316161-1, DATED 9/18/2003 FOR FULTON COUNTY, GEORGIA THIS PROPERTY DOES NOT USE WITHIN A 100' BUFFER ZONE.
3. CURRENT ZONING ACCORDING TO THE CITY OF SANDY SPRINGS ZONING IS E-6.2, RESIDENTIAL ESTATE DISTRICT. THE CITY OF SANDY SPRINGS ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING. IT IS RECOMMENDED THAT THE OWNER PROVIDE THEIR OWN SURVEY.
4. BUILDING SETBACKS FOR E-6.2 ZONING:
MINIMUM FROM STREET FRONT 30' FEET
MINIMUM FROM STREET SIDE 10' FEET
MINIMUM REAR SETBACK = 30' FEET
MINIMUM BUILDING HEIGHT 10' FEET
MINIMUM LOT COVERAGE 25%
MINIMUM LOT AREA 10,000 SQ. FT.
5. HORIZONTAL AND VERTICAL ELEVATION WERE OBTAINED FROM REAL-DATA BENCHMARK CP/ OBSERVATIONS. PLAT 03.53 (NAD 83)
6. ALL DISTANCES SHOWN HEREIN ARE "GEOIDAL" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES
7. CONTOUR INTERVALS SHOWN ARE TWO FEET

1. SUBDIVISION PLAN FOR 'S&H DEVELOPMENT CO.' PREPARED BY EUGENE K. MARTIN, DATED 3/11/1935, RECORDED IN PLAT BOOK 38, PAGE 31, FULTON COUNTY, GEORGIA RECORDS.

2. "31. PLAT FOR 'S&H DEVELOPMENT CO.' PREPARED BY EUGENE K. MARTIN, DATED 3/11/1935, RECORDED IN PLAT BOOK 38, PAGE 32, FULTON COUNTY, GEORGIA RECORDS.

3. "31. PLAT FOR 'S&H DEVELOPMENT CO.' PREPARED BY WATTS AND BROWNING, ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 38, PAGE 13, FULTON COUNTY, GEORGIA RECORDS.

4. "31. PLAT FOR 'S&H DEVELOPMENT CO.' PREPARED BY WATTS AND BROWNING, ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 38, PAGE 13, FULTON COUNTY, GEORGIA RECORDS.

5. "31. PLAT FOR 'S&H DEVELOPMENT CO.' PREPARED BY WATTS AND BROWNING, ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 38, PAGE 16, FULTON COUNTY, GEORGIA RECORDS.

6. "31. PLAT FOR 'THE GATES AT GLENVIEW' PREPARED BY WATTS AND BROWNING, ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 217, PAGE 1, FULTON COUNTY, GEORGIA RECORDS.

7. "31. PLAT FOR 'THE GATES AT GLENVIEW' PREPARED BY WATTS AND BROWNING, ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 202, PAGE 26, FULTON COUNTY, GEORGIA RECORDS.

8. "31. PLAT FOR 'THE GATES AT GLENVIEW' PREPARED BY WATTS AND BROWNING, ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 349, PAGE 105, FULTON COUNTY, GEORGIA RECORDS.

9. "31. PLAT FOR 'THE GATES AT GLENVIEW' PREPARED BY WATTS AND BROWNING, ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 349, PAGE 105, FULTON COUNTY, GEORGIA RECORDS.

10. "31. PLAT FOR 'ABBA STREET' PREPARED BY GUNN AND BRYNING, LLC, DATED 10/7/2018, RECORDED IN PLAT BOOK 417, PAGE 116, FULTON COUNTY, GEORGIA RECORDS.



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

[illegible]

- HWD18" HARDWOOD TREE 18" (DIAMETER)
- MAP14" MAPLE TREE 14" (DIAMETER)
- OAK18" OAK TREE 18" (DIAMETER)
- ORN6" ORNAMENTAL TREE 6" (DIAMETER)
- PIN18" PINE TREE 18" (DIAMETER)
- POP18" POPLAR TREE 18" (DIAMETER)
- SGI8" SWEET GUM TREE 18" (DIAMETER)

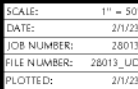
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN HEREON MAY BE IN EXISTENCE. THE USER OF THIS DRAWING, THEREFORE, TAKES FULL RESPONSIBILITY AND ACKNOWLEDGES THAT HE OR SHE WILL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.



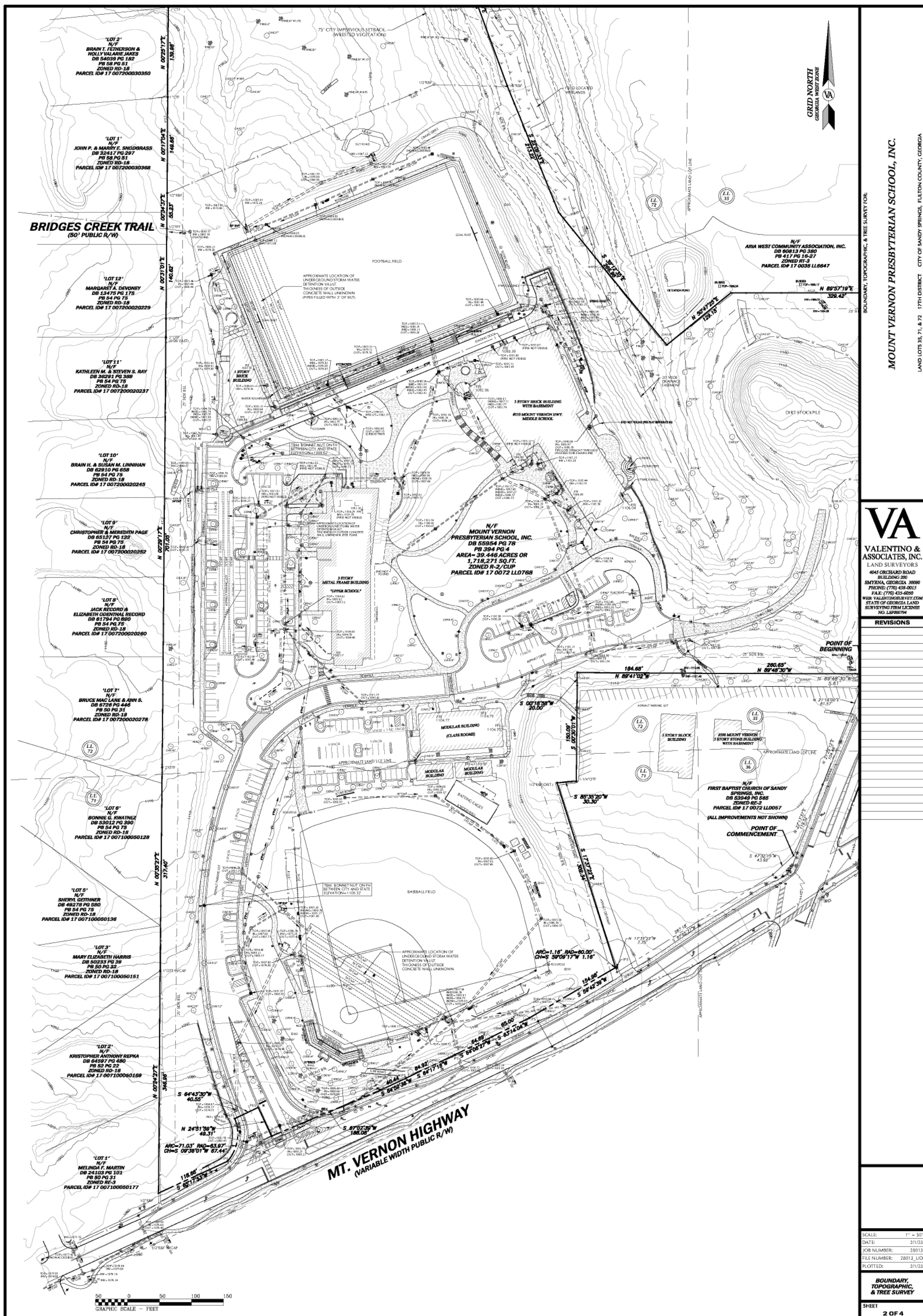
THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDIZE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE PREVIOUS MAPS, PLATS, DEEDS, EASEMENTS, AGREEMENTS, COVENANTS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ZONING ORDINANCES, OR REGULATION OF ANY USES OR ACTIVITIES ON 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 BOARD OF SURVEYORS AND LAND SURVEYORS OF THE STATE OF GEORGIA, CHAPTER 10-1-1, AND THE SURVEYORS AND LAND SURVEYORS ACT AS SET FORTH IN O.C.G.A., SECTION 13-6-07.

**BOUNDARY,
TOPOGRAPHIC,
& TREE SURVEY**



**BOUNDARY,
TOPOGRAPHIC,
& TREE SURVEY**



BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:

MOUNT VERNON PRESBYTERIAN SCHOOL, INC.

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

VA
**VALENTINO &
ASSOCIATES, INC.**
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 433-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND
SURVEYING FIRM LICENSE
NO. LSP006794

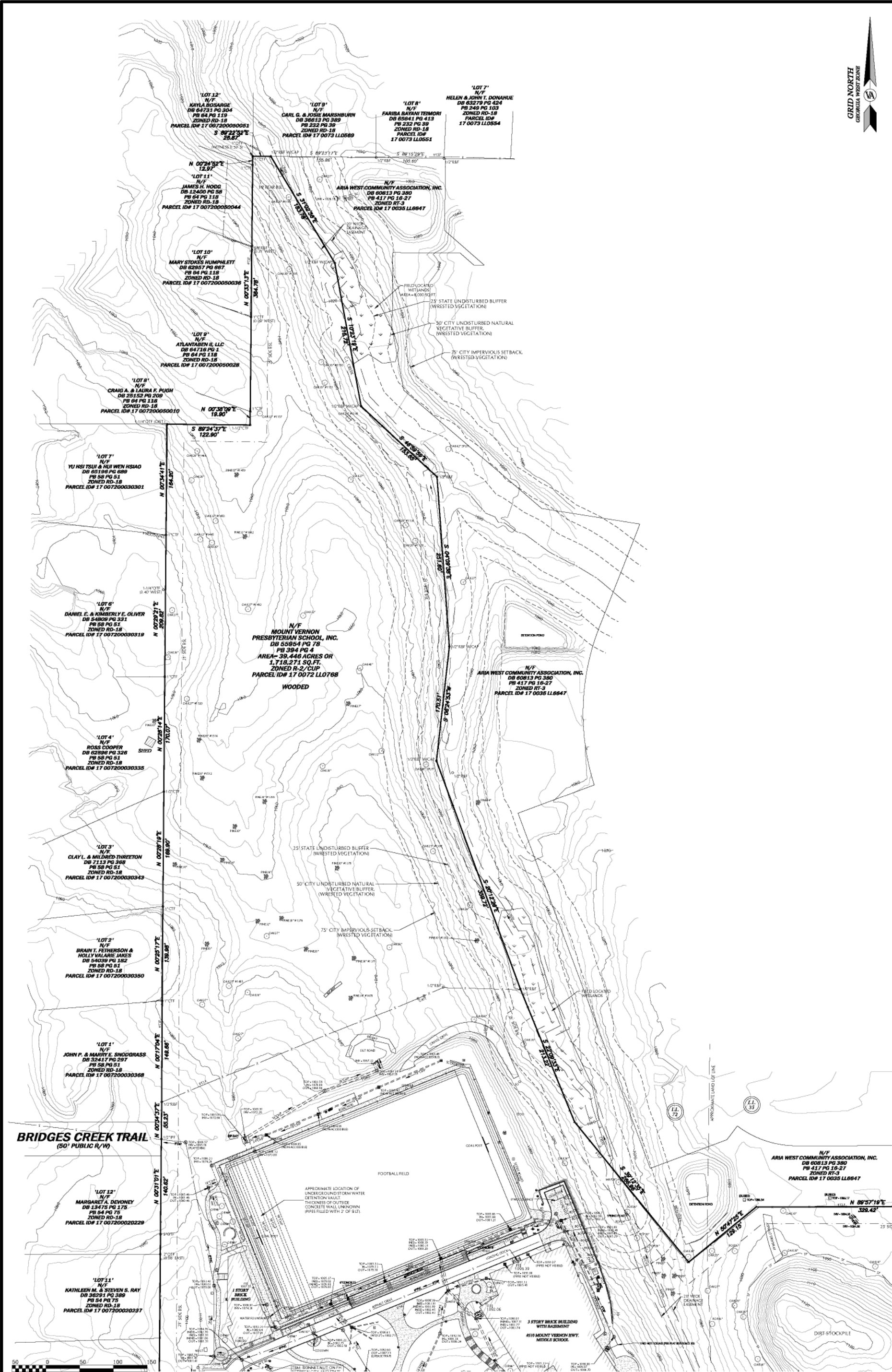
REVISIONS

REVISIONS

SCALE:	1" = 50'
DATE:	2/1/23
JOB NUMBER:	28013
FILE NUMBER:	28013_UD
PLOTTED:	2/1/23

**BOUNDARY,
TOPOGRAPHIC,
& TREE SURVEY**

SHEET
2 OF 4



GRID NORTH
GEORGIA WEST ZONE

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:
MOUNT VERNON PRESBYTERIAN SCHOOL, INC.
LAND LOTS 35, 71, & 72 17TH DISTRICT CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

VA
VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BIRMINGHAM, ALABAMA 35208
PHONE: (205) 438-0015
FAX: (205) 438-0000
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING TRAIL LICENSE NO. LA8000794

NO.	DATE	DESCRIPTION
1	2/1/23	INITIAL SURVEY
2	2/1/23	REVISIONS
3	2/1/23	REVISIONS
4	2/1/23	REVISIONS
5	2/1/23	REVISIONS
6	2/1/23	REVISIONS
7	2/1/23	REVISIONS
8	2/1/23	REVISIONS
9	2/1/23	REVISIONS
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38	2/1/23	REVISIONS
39	2/1/23	REVISIONS
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98	2/1/23	REVISIONS
99	2/1/23	REVISIONS
100	2/1/23	REVISIONS

SCALE: 1" = 50'
DATE: 2/1/23
JOB NUMBER: 28013
FILE NUMBER: 28013_LID
PLOTTER: 2/1/23

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
SHEET
3 OF 4

RESERVED FOR CLERK OF COURT

LEGEND	
	BROKEN LINE NOT TO SCALE
	FENCE LINE
	GUARDRAIL
	UNDERGROUND GAS LINE
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELEPHONE LINE
	SANITARY SEWER LINE
	SANITARY SEWER FORCE MAIN LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	UNKNOWN UNDERGROUND UTILITY LINE
	WATER LINE
	WETLANDS AREA
	CATCH BASIN SINGLE WING
	CATCH BASIN DOUBLE WING
	COMPUTED POINT
	BORING HOLE
	CLEANOUT
	COMMUNICATION BOX
	ELECTRIC BOX
	ELECTRIC LINE MARKER
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC OUTLET
	ELECTRIC SWITCH
	FIBER OPTIC BOX
	FIBER OPTIC LINE MARKER
	FIRE HYDRANT
	FLARED END SECTION
	GAS LINE MARKER
	GAS METER
	GAS VALVE
	GROUND LIGHT
	GUY WIRE
	HEADWALL
	HEATING/AIR CONDITIONING UNIT
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	POST INDICATOR VALVE
	POWER POLE
	SANITARY SEWER MANHOLE
	SIGN POST
	STORM WATER DROP INLET
	STORM WATER JUNCTION BOX
	STORM WATER YARD INLET
	TELEPHONE MANHOLE
	TELEPHONE POLE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POLE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WATER VALVE LINE MARKER
	BOLLARD
	CONCRETE MONUMENT FOUND
	CRIMPED TOP PIPE FOUND
	ELECTRIC PANEL
	FINISHED FLOOR ELEVATION
	IRRIGATION BOX
	IRON PIN FOUND
	1/2" IRON PIN SET
	MAIL BOX
	OPEN TOP PIPE FOUND
	PK NAIL FOUND
	PK NAIL SET
	REBAR FOUND
	RIGHT-OF-WAY MONUMENT FOUND
	RAILROAD SIGNAL BOX
	STUB OUT
	BUILDING SETBACK LINE
	CURB & GUTTER
	CONCRETE PAD
	CHAIN LINK FENCE
	CORRUGATED METAL PIPE
	DEAD BOOK & PAGE
	DUCTILE IRON PIPE
	HEADER CURB
	HIGH DENSITY POLYETHYLENE PIPE
	INVERT ELEVATION
	OUTLET CONTROL STRUCTURE
	PLAT BOOK & PAGE
	PLASTIC PIPE
	REINFORCED CONCRETE PIPE
	TEMPORARY BENCHMARK
	SPOT ELEVATION
	DEAD CALL FOR DISTANCE
	REFERENCE TO TITLE EXCEPTION ITEM
	REFERENCE TO ENCROACHMENT ITEM

TREE LEGEND	
	HARDWOOD TREE 18" (DIAMETER)
	MAPLE TREE 14" (DIAMETER)
	OAK TREE 18" (DIAMETER)
	ORNAMENTAL TREE 6" (DIAMETER)
	PINE TREE 18" (DIAMETER)
	POPLAR TREE 18" (DIAMETER)
	SWEET GUM TREE 18" (DIAMETER)



SPECIAL NOTES

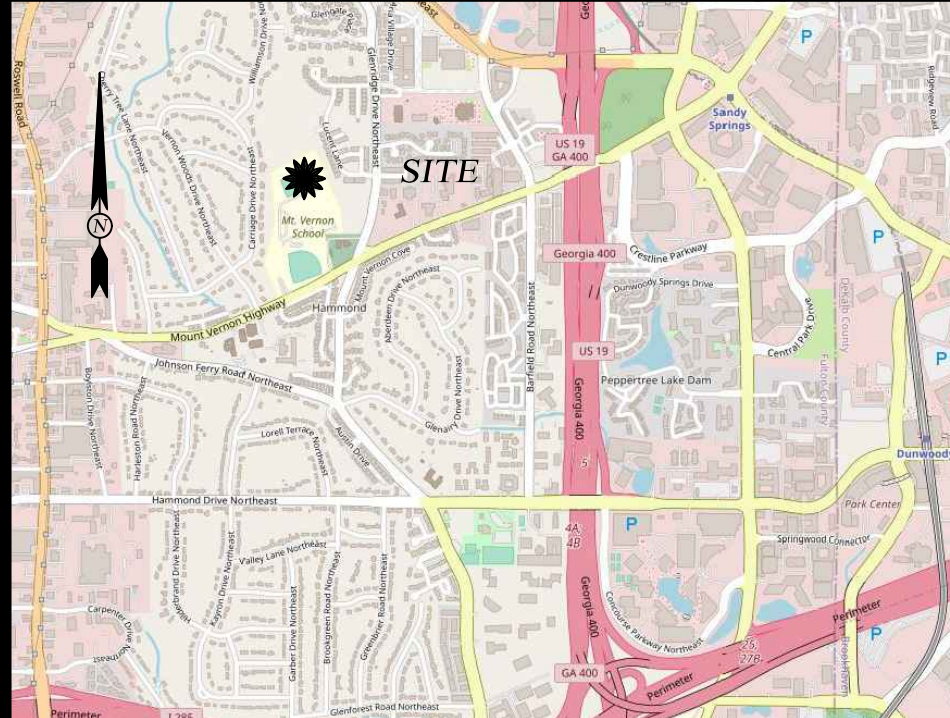
- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

GENERAL NOTES

- 1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A GEOMAX 90 TOTAL STATION WITH AN ANGULAR ERROR OF 01 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.069 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 1,139,638 FEET.
- 2) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1312IC0161F, DATED 9/18/2013 FOR FULTON COUNTY, GEORGIA THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.
- 3) CURRENT ZONING: ACCORDING TO THE CITY OF SANDY SPRINGS IS LISTED AS R-3, RESIDENTIAL (STATE DISTRICT). THE CITY OF SANDY SPRINGS ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING. IT IS RECOMMENDED THAT THE OWNER PROVIDE THEIR OWN ZONING REPORT.)
BUILDING SETBACKS FOR R-3 ZONING:
MINIMUM FRONT SETBACK = 60 FEET
MINIMUM SIDE SETBACK = 40 FEET ALONG ROADS, OTHERWISE 25 FEET
MINIMUM REAR SETBACK = 50 FEET
MAXIMUM BUILDING HEIGHT IS 3 STORIES OR 40 FEET.
- 4) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM REAL-TIME ADJUSTED GPS OBSERVATIONS, NAD 83 / NAVD 88.
- 5) ALL DISTANCES SHOWN HEREON ARE "GROUND" DISTANCES, UNLESS OTHERWISE STATED AS "GRID" DISTANCES.
- 6) CONTOUR INTERVALS SHOWN ARE TWO FEET.

PLAT REFERENCES

- 1) "SUBDIVISION PLAN FOR S&H DEVELOPMENT CO." PREPARED BY EUGENE R. MARTINI, DATED 11/11/1992, RECORDED IN PLAT BOOK 50, PAGE 31, FULTON COUNTY, GEORGIA RECORDS.
- 2) "FINAL PLAT FOR S&H DEVELOPMENT CO." PREPARED BY EUGENE R. MARTINI, DATED 2/3/1993, RECORDED IN PLAT BOOK 52, PAGE 22, FULTON COUNTY, GEORGIA RECORDS.
- 3) "FINAL PLAT FOR S&H DEVELOPMENT CO." PREPARED BY WATTS AND BROWNING ENGINEERS, DATED 4/6/1995, RECORDED IN PLAT BOOK 54, PAGE 75, FULTON COUNTY, GEORGIA RECORDS.
- 4) "FINAL PLAT FOR S&H DEVELOPMENT CO." PREPARED BY WATTS AND BROWNING ENGINEERS, DATED 4/6/1995, RECORDED IN PLAT BOOK 58, PAGE 51, FULTON COUNTY, GEORGIA RECORDS.
- 5) "FINAL PLAT FOR MT. VERNON WOODS" PREPARED BY WATTS AND BROWNING ENGINEERS, DATED 4/15/1999, RECORDED IN PLAT BOOK 64, PAGE 118, FULTON COUNTY, GEORGIA RECORDS.
- 6) "FINAL PLAT FOR THE GATES AT GLENBRIDGE" PREPARED BY WATTS AND BROWNING ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 217, PAGE 1, FULTON COUNTY, GEORGIA RECORDS.
- 7) "FINAL PLAT FOR THE GATES AT GLENBRIDGE" PREPARED BY WATTS AND BROWNING ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 232, PAGE 39, FULTON COUNTY, GEORGIA RECORDS.
- 8) "FINAL PLAT FOR THE GATES AT GLENBRIDGE" PREPARED BY WATTS AND BROWNING ENGINEERS, DATED 9/27/2000, RECORDED IN PLAT BOOK 249, PAGE 103, FULTON COUNTY, GEORGIA RECORDS.
- 9) "FINAL PLAT FOR MOUNT VERNON PRESBYTERIAN SCHOOL, INC." PREPARED BY VALENTINO & ASSOCIATES, INC., DATED 3/1/2016, RECORDED IN PLAT BOOK 391, PAGE 4, FULTON COUNTY, GEORGIA RECORDS.
- 10) "FINAL PLAT FOR ARIA WEST" PREPARED BY GUNNING LAND SURVEYING, LLC., DATED 11/7/2019, RECORDED IN PLAT BOOK 417, PAGE 16, FULTON COUNTY, GEORGIA RECORDS.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lots 35, 71 and 72 of the 17th Land District, City of Sandy Springs, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #28013; DrawingFile #28013), bearing the seal of Glenn A. Valentino, G.A. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE AT a computed point located at the intersection of the northwesterly right-of-way line of Mount Vernon Highway (variable width public r/w) and the westerly right-of-way line of Glenridge Drive (variable width public r/w).
THENCE proceeding along said westerly right-of-way line of Glenridge Drive the following courses and distances:
North 22 degrees 13 minutes 37 seconds East for a distance of 119.52 feet to a computed point;
THENCE North 21 degrees 23 minutes 12 seconds East for a distance of 104.46 feet to a computed point;
THENCE North 21 degrees 18 minutes 00 seconds East for a distance of 81.57 feet to a computed point;
THENCE North 89 degrees 48 minutes 30 seconds West for a distance of 5.61 feet to a computed point, said computed point being the POINT OF BEGINNING.
THENCE departing said westerly right-of-way line of Glenridge Drive North 89 degrees 48 minutes 30 seconds West for a distance of 260.65 feet to a computed point;
THENCE North 89 degrees 41 minutes 02 seconds West for a distance of 184.68 feet to a computed point;
THENCE South 00 degrees 18 minutes 58 seconds West for a distance of 20.00 feet to a computed point;
THENCE South 00 degrees 30 minutes 01 seconds West for a distance of 150.09 feet to a 1.25" open-top pipe found;
THENCE South 85 degrees 35 minutes 20 seconds West for a distance of 30.30 feet to a disturbed 1/2" rebar found;
THENCE South 17 degrees 37 minutes 22 seconds East for a distance of 302.34 feet to a 1/2" iron pin set on the northwesterly right-of-way line of Mount Vernon Highway;
THENCE proceeding along said northwesterly right-of-way line of Mount Vernon Highway the following courses and distances:
Along a curve to the right having a radius of 60.00 feet for an arc distance of 1.16 feet (said arc being subtended by a chord of South 59 degrees 09 minutes 17 seconds West for a distance of 1.16 feet) to a computed point;
THENCE South 59 degrees 42 minutes 39 seconds West for a distance of 154.98 feet to a 1/2" iron pin set;
THENCE South 63 degrees 14 minutes 04 seconds West for a distance of 65.00 feet to a 1/2" iron pin set;
THENCE South 64 degrees 06 minutes 27 seconds West for a distance of 64.69 feet to a 1/2" iron pin set;
THENCE South 64 degrees 17 minutes 18 seconds West for a distance of 84.92 feet to a 1/2" iron pin set;
THENCE South 64 degrees 52 minutes 36 seconds West for a distance of 40.44 feet to a 1/2" iron pin set;
THENCE South 67 degrees 07 minutes 39 seconds West for a distance of 188.08 feet to a PK (massery) nail set;
THENCE North 24 degrees 51 minutes 59 seconds West for a distance of 49.31 feet to a PK nail set;
THENCE South 64 degrees 43 minutes 30 seconds West for a distance of 40.55 feet to a 1/2" iron pin set;
THENCE along a curve to the right having a radius of 63.97 feet for an arc distance of 71.03 feet (said arc being subtended by a chord of South 09 degrees 36 minutes 01 seconds West for a distance of 67.44 feet) to a 1/2" iron pin set;
THENCE South 65 degrees 17 minutes 53 seconds West for a distance of 118.66 feet to a computed point;
THENCE departing said northwesterly right-of-way line of Mount Vernon Highway North 00 degrees 24 minutes 27 seconds East for a distance of 346.96 feet to a 1" open-top pipe with cap found;
THENCE North 00 degrees 35 minutes 27 seconds East for a distance of 317.40 feet to a 2" open-top pipe found;
THENCE North 00 degrees 29 minutes 17 seconds East for a distance of 701.05 feet to a 2" open-top pipe found;
THENCE North 00 degrees 31 minutes 01 seconds East for a distance of 140.62 feet to a 1/2" iron pin found;
THENCE North 00 degrees 34 minutes 37 seconds East for a distance of 55.23 feet to a 1/2" rebar found;
THENCE North 00 degrees 17 minutes 04 seconds East for a distance of 149.66 feet to a 1" crimp-top pipe found;
THENCE North 00 degrees 25 minutes 17 seconds East for a distance of 139.98 feet to a 1" crimp-top pipe found;
THENCE North 00 degrees 28 minutes 19 seconds East for a distance of 169.90 feet to a 1/2" crimp-top pipe found;
THENCE North 00 degrees 28 minutes 14 seconds East for a distance of 170.07 feet to a 1" crimp-top pipe found;
THENCE North 00 degrees 29 minutes 21 seconds East for a distance of 209.82 feet to a 1" crimp-top pipe found;
THENCE North 00 degrees 34 minutes 41 seconds East for a distance of 164.20 feet to a disturbed 1.25" open-top pipe found;
THENCE South 89 degrees 24 minutes 37 seconds East for a distance of 122.90 feet to a 1.5" crimp-top pipe found;
THENCE North 00 degrees 09 seconds East for a distance of 19.90 feet to a 1" crimp-top pipe found;
THENCE North 00 degrees 33 minutes 13 seconds East for a distance of 364.78 feet to a 1" crimp-top pipe found;
THENCE North 00 degrees 24 minutes 52 seconds East for a distance of 12.97 feet to a 1" crimp-top pipe found;
THENCE South 89 degrees 22 minutes 52 seconds East for a distance of 26.87 feet to a 1/2" rebar with cap found;
THENCE South 31 degrees 02 minutes 56 seconds East for a distance of 183.78 feet to a 1/2" rebar with cap found;
THENCE South 10 degrees 23 minutes 19 seconds East for a distance of 215.72 feet to a 1/2" rebar with cap found;
THENCE South 46 degrees 59 minutes 59 seconds East for a distance of 153.65 feet to a computed point;
THENCE South 04 degrees 09 minutes 38 seconds East for a distance of 251.60 feet to a 1/2" rebar with cap found;
THENCE South 06 degrees 24 minutes 53 seconds West for a distance of 170.51 feet to a 1/2" rebar with cap found;
THENCE South 20 degrees 12 minutes 26 seconds East for a distance of 359.72 feet to a 1/2" rebar found;
THENCE South 22 degrees 09 minutes 33 seconds East for a distance of 213.22 feet to a computed point;
THENCE South 39 degrees 12 minutes 35 seconds East for a distance of 266.96 feet to a computed point;
THENCE North 89 degrees 57 minutes 19 seconds East for a distance of 329.42 feet to a computed point on the westerly right-of-way line of Glenridge Drive (said computed point being witnessed by a 1/2" rebar found 0.23 feet southeast thereof);
THENCE proceeding along said westerly right-of-way line of Glenridge Drive the following courses and distances:
South 07 degrees 04 minutes 48 seconds West for a distance of 301.19 feet to a computed point;
THENCE along a curve to the right having a radius of 871.36 feet for an arc distance of 215.70 feet (said arc being subtended by a chord of South 14 degrees 10 minutes 23 seconds West for a distance of 215.15 feet) to a computed point;
THENCE South 21 degrees 15 minutes 52 seconds West for a distance of 94.27 feet to a computed point, said computed point being the POINT OF BEGINNING.

Said tract or parcel of land contains 39.446 acres or 1,718,271 square feet.

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:

MOUNT VERNON PRESBYTERIAN SCHOOL, INC.

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

VA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSP000794

REVISIONS

GEORGIA
REGISTERED
No. 2528
LAND SURVEYOR
GLENN A. VALENTINO

SCALE: 1" = 50'
DATE: 2/1/23
JOB NUMBER: 28013
FILE NUMBER: 28013_UD
PLOTTED: 2/1/23

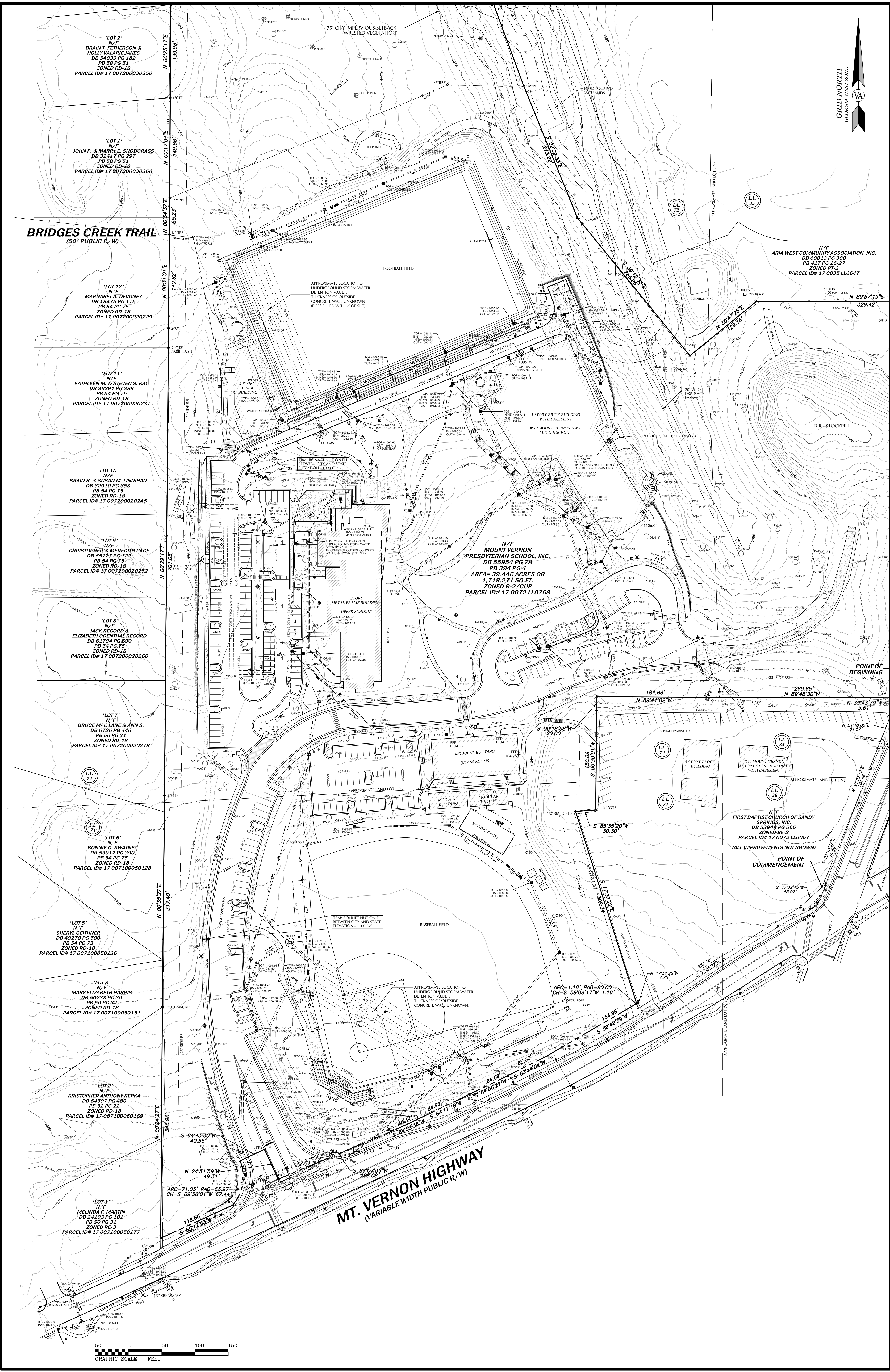
BOUNDARY,
TOPOGRAPHIC,
& TREE SURVEY

FIELD DATES: 1/2/2023 - 1/27/2023

STATE OF GEORGIA PLAT ACT 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.

Glenn A. Valentino
GLENN A. VALENTINO GA R.L.S. #2528
DATE OF EXPIRATION: 12/31/2022



BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:

MOUNT VERNON PRESBYTERIAN SCHOOL, INC.

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

VA

VALENTINO & ASSOCIATES, INC.

LAND SURVEYORS

4045 ORCHARD ROAD
BUILDING 200
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX: (770) 435-6050
WEB: VALENTINOSURVEY.COM
STATE OF GEORGIA LAND
SURVEYING FIRM LICENSE
NO. LSP000794

REVISIONS

NO.	DATE	DESCRIPTION
1	2/1/23	ISSUED FOR PERMIT
2	2/1/23	REVISED TO ADD LOT 12
3	2/1/23	REVISED TO ADD LOT 11
4	2/1/23	REVISED TO ADD LOT 10
5	2/1/23	REVISED TO ADD LOT 9
6	2/1/23	REVISED TO ADD LOT 8
7	2/1/23	REVISED TO ADD LOT 7
8	2/1/23	REVISED TO ADD LOT 6
9	2/1/23	REVISED TO ADD LOT 5
10	2/1/23	REVISED TO ADD LOT 4
11	2/1/23	REVISED TO ADD LOT 3
12	2/1/23	REVISED TO ADD LOT 2
13	2/1/23	REVISED TO ADD LOT 1

SCALE: 1" = 50'

DATE: 2/1/23

JOB NUMBER: 28013

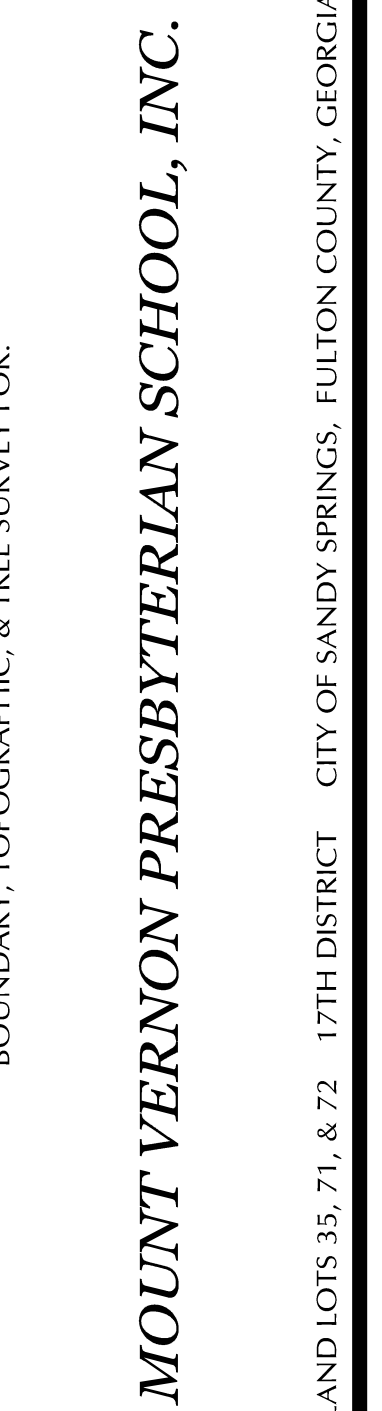
FILE NUMBER: 28013_UD

PLOTTED: 2/1/23

BOUNDARY,
TOPOGRAPHIC,
& TREE SURVEY

SHEET

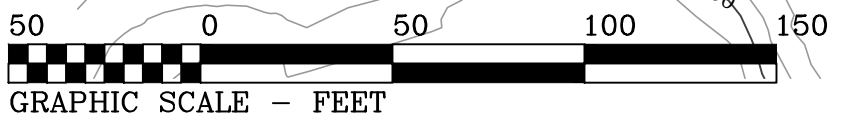
2 OF 4

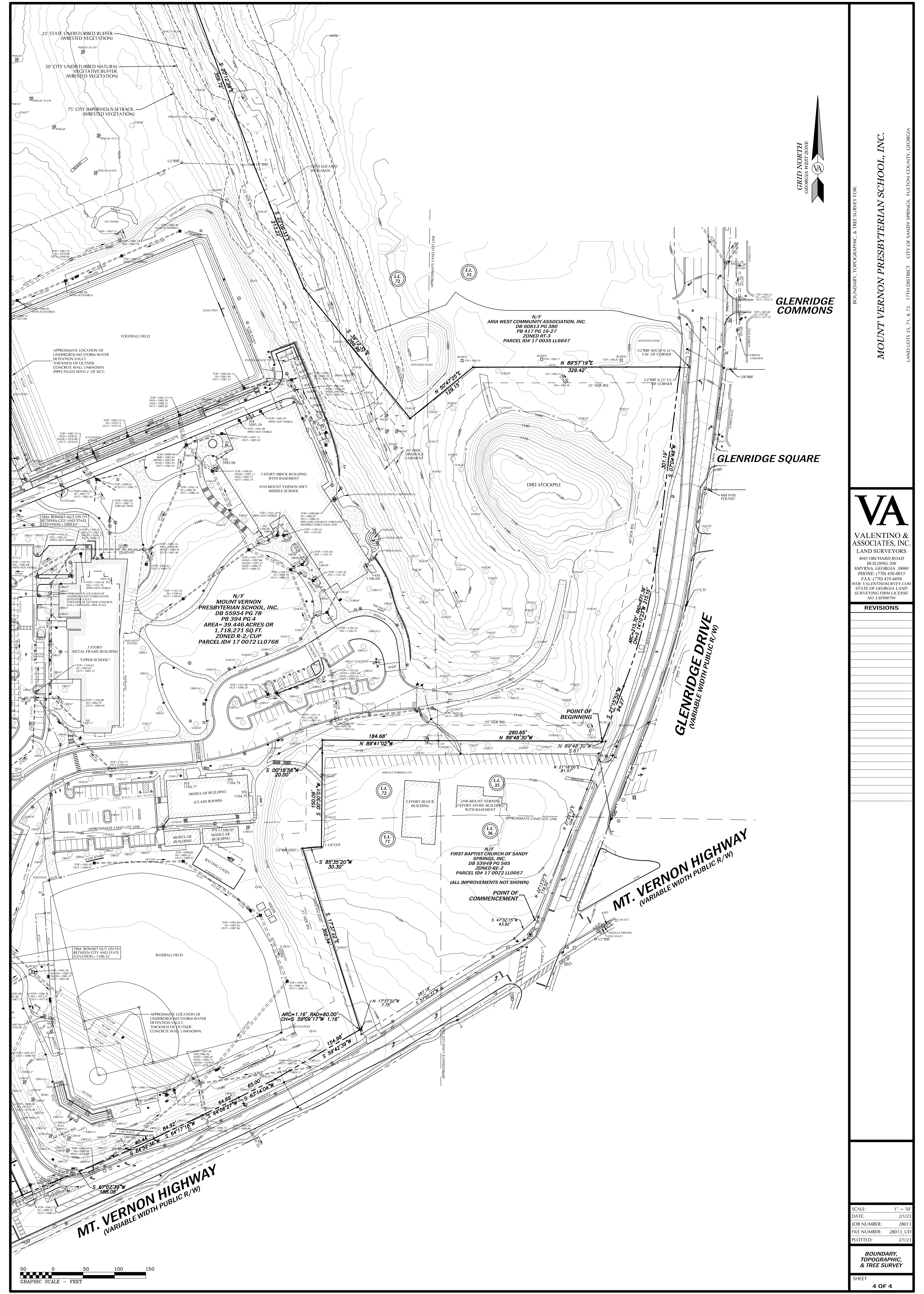


BOUNDARY, TOPOGRAPHIC, & TREE SURVEILLATION.

[illegible]

3 OF 4





GRID NORTH
GEORGIA WEST ZONE

GLENRIDGE COMMONS

GLENRIDGE SQUARE

GLENRIDGE DRIVE
(VARIABLE WIDTH PUBLIC R/W)

MT. VERNON HIGHWAY
(VARIABLE WIDTH PUBLIC R/W)

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR:
MOUNT VERNON PRESBYTERIAN SCHOOL, INC.
LAND LOTS 35, 71, & 72 17TH DISTRICT CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

VA
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REVISIONS

SCALE: 1" = 50'
DATE: 2/1/23
JOB NUMBER: 28013
FILE NUMBER: 28013_UD
PLOTTED: 2/1/23

BOUNDARY,
TOPOGRAPHIC,
& TREE SURVEY

SHEET
4 OF 4

LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 8:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105125711.881000
Citizen Name: Leah Channer
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 3294 Osborne Rd NE

Comment: Hi, I am submitting this email to state that I am in SUPPORT of Mount Vernon School's request for illumination on its athletic fields. I think it will be a huge benefit to the school, decrease traffic during peak times, and, most importantly, be a benefit to the surrounding community.

This e-mail message (including any attachments) is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message (including any attachments) is strictly prohibited. If you have received this message in error, please contact the sender and destroy all copies of the original message (including attachments). The City of Sandy Springs is a public entity subject to the Official Code of Georgia Annotated §§ 50-18-70 to 50-18-76 concerning public records. Email is covered under such laws and thus may be subject to disclosure.

Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 3:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030193230.410000

Citizen Name: Cindy Robbins

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6362 Lucent Lane

Comment: How could the city support Mt. Vernon School in destroying our neighborhoods? The school signed an agreement to not add lights to the field in 2017. Yes, this agreement is expiring and the school is trying to take advantage of this expiration, which is against the tone of the agreement. The noise that will accompany the lights will be very intrusive into our lifestyles. Apparently the school is not willing to accept any compromise. What about letting them have the lights on Friday nights, but no other?

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 4:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028202113.941000

Citizen Name: herbert w. cohen

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 640 Carriage Drive Sandy Springs Ga. 30328

Comment: I have lived at 640 carriage drive sandy springs since 1994.I am a proud resident of Mount Vernon Woods subdivision. This is a very quiet and friendly neighborhood. When the high school was being built there was an agreement that lights would not be installed on the field..If lights are on until 10:30 P.M. the noise.and light will be very disruptive to a quiet neighborhood.I understand that the school in order to make money intends to rent the fields. This will cause excessive use and additional noise.The school is looking to make additional money without regard for loss of value of our homes.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 12:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028161714.500000

Citizen Name: Jin Woo Park

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6417 Lucent Ln, Sandy Springs, GA

Comment: To Whom It May Concern, I am a resident of the Aria West Community, which is directly affected by Zoning Case U-24-3. I write to express our community's concerns regarding the actions of Mt. Vernon School, which appears to be pursuing legally strategic measures to maximize its benefits without adequately addressing the interests of the neighboring residents. Although the proposal includes light poles designed to minimize glare and incorporates buffers, there are no assurances regarding the prevention of light pollution or effective mitigation of noise from games, which are expected to continue until 10:30 p.m. on multiple weekdays and weekends. Additionally, the influx of families from both the school and visiting teams will likely worsen the already severe traffic congestion, thereby significantly diminishing the quality of life for the surrounding community. Should the conditional use permit be granted, our family would be compelled to seriously reconsider our residency in this community, as we anticipate a considerable negative impact. We may seek relocation to a district where the quality of life for residents is given due consideration. Sincerely

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 12:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028164106.383000

Citizen Name: Vijal Patel

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6487 Canopy Drive

Comment: I am opposed to the light expansion. Not only will this disrupt our neighborhood and sense of calm (which already can hear the football games and daytime practices due to the use of megaphones and loud speakers), but increase the noise/disruption into the evening. With the last construction project, wildlife was being displaced. I can only image the additional impact of unfettered lighting. There is no reasonable avenue to limit the light/noise pollution from 70 ft mounted lights, and then the additional sound from playing until 10pm each night.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 26, 2024 12:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241126173402.457000
Citizen Name: Jen Laborde
Citizen Email: [REDACTED] OCGA 50-18-72(a)(20)(A)
Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)
Citizen Address: 970 Fenimore Circle

Comment: Mount Vernon School has over 1200 students and over 80 different teams needing the use of a field. We parents have been driving kids all over to use practice and game space in other locations, when those locations can be found. It is time to allow Mount Vernon School to better utilize its existing field space by allowing lights to extend field usage past dusk. Mount Vernon School has created a lighting plan that will ensure very little-to zero light disturbance to surrounding properties, going well beyond the city's requirements. Please recognize the great lengths to which the school has gone in order to respect neighbors' concerns while providing for their students' needs. Please support Mount Vernon's zoning request to install four light poles on Ron Hill Field.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, November 21, 2024 1:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241121174918.137000

Citizen Name: Larry Dove

Citizen Email: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Phone

Citizen Address: 125 Knightsridge Court

Comment: Voicing my support for allowing The Mount Vernon School to install lighting at/around their sports fields. The impact to the school's environment and viability going forward will be extremely positive. This would uplift the school to be in line with other similar/competitive private schools.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Saturday, November 16, 2024 9:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241116143436.775000
Citizen Name: Angel Kytile
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 3252 Mitsy Forest Way NE

Comment: I am in full support of lighting the athletic field! This allows for a greater number of teams to have access, which enhances equity to sports for both boys and girls as well as more dominant sports and those less dominant. The increase in traffic is for games and events, which don't occur every day and as a smaller school are not as heavy as larger public schools.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029230951.035000

Citizen Name: Cathy Shanks

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6429 Vernon Woods Drive

Comment: I am opposed to Mount Vernon School's request for special use permit U23-0004. As a neighbor in Mount Vernon Woods neighborhood, there are no benefits for us, only negatives. As it is, we can easily hear the PA system and the music when there is an afternoon game on the athletic field, and we live in the middle of the neighborhood. Allowing the school to have lights, so they can have night games and practices until late, potentially every day of the week, will negatively impact most of our neighborhood. Mt.Vernon school doesn't have near enough parking to handle the crowds that would come to games, so they will most likely park in our neighborhood, causing traffic headaches and possible security and littering issues. My children attended Mt Vernon School for 15 years, from preschool to graduation. One of the things that bothers me so much about this request is that the School is going back on an agreement made with the Glenn family. The upper school wouldn't exist as it is without the Glenns, and for the School to go back on the signed agreement is disheartening. They already removed the Glenn's name off of the campus, and now they want to go back on the deal that allowed the upper school to be built. It was very clear that getting the land meant no lights on the fields, but now it seems like the School doesn't want to honor its part of the deal. The fact that the lights aren't just for the students at MV, but also to make the school more attractive for partnerships with private youth sports organizations, makes it feel like a money making proposition at the expense of the school's neighbors. MV school has done fine for 50+ years without stadium lights. There is no benefit to our neighborhood for the School to have this variance---it will only bring headaches for us. Mount Vernon School needs to honor the agreement they signed, and abandon this special use request.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 7:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030224901.434000

Citizen Name: Carolyn Haller

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6490 Glen Oaks Ln

Comment: Sandy Springs is lucky to have this outstanding school in the heart of the city. The kids are awesome and school enrollment is booming. The campus is beautiful and both parents and kids support the local economy in Sandy Springs. This school attracts people to Sandy Springs, we should support the school in their request for athletic lights. No lights drive early dismissal and erratic traffic problems. I live right by the school, athletic lights are nothing compared to the common disturbances that accompany life in this zone of the city (285 noise, NS hospital ambulance noise, street car noise, active fire and police).

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, November 6, 2024 11:32 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241106162639.600000
Citizen Name: Lily Catano
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6215 Hunting Creek Rd NE

Comment: I fully support the proposal to install lights on the sports field for student practices. This project would benefit our students, families, and the community. First and foremost, it would significantly improve campus safety, allowing for better visibility during evening practices and ensuring that our children can practice in a safe environment. Additionally, having lights on the field promotes the well-being of our students by providing them with more opportunities for physical activity, which is crucial for their health and development. It also encourages positive community engagement, as families can support the students during evening events and practices.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 11:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028151046.636000

Citizen Name: Steven Hickey

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 530, Glengate Cove

Comment: I live in Gates of Glenridge, a direct adjacent neighborhood, and I support the lights. To not allow the lights is a direct restriction of their business. Football is a huge community builder, revenue maker, and every school has it. Weber School is across the street and they have lights. The school is not promised to exist. Brandon Hall, Birmingham Southern, Art Institute of Atlanta have all gone out of business. What would the next neighbor want from this land?

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 5:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028210119.973000

Citizen Name: Caroline Snodgrass Diekroeger

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 431 Highlands Loop Woodstock, Ga 30188

Comment: To whom it may concern: I was born and raised in Mount Vernon Woods and I am against the lights. My parents house backs up to Mount Vernon school and we were promised twenty years ago there would never be athletic field lights. Mount Vernon school has not been a considerate neighbor. I spend the night at my parents' house from time to time and I don't know why their bright scoreboard needs to be on at 6:00am. After a long night up with my baby the last thing I want are bright lights waking him up at 6:00am which is what has happened in the past. I can't imagine more lights and noise until 10:30 every night. Mount Vernon Woods has always been a quiet and peaceful neighborhood and hopefully with your help it can remain that way. Friday night lights is one thing but lights and noise every night is a lot for anyone. I believe this will definitely hurt everyone's property value. If they want night games they can do as Holy Innocents did, respecting their surrounding neighborhoods and go to North Springs.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:17 AM
To: COSS Planning and Zoning
Subject: Fwd: Mount Vernon School's appeal for lights on the Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: Marilyn H. Kincaid <[REDACTED]>
Date: Thu, Nov 7, 2024 at 9:23 AM
Subject: Fwd: Mount Vernon School's appeal for lights on the Ron Hill Field
To: Anne Katz <akatz@mountvernonschool.org>

Sent before the instructions were sent out, thanks!

----- Forwarded message -----

From: Marilyn H. Kincaid <[REDACTED]>
Date: Mon, Nov 4, 2024 at 12:34 PM
Subject: Mount Vernon School's appeal for lights on the Ron Hill Field
To: <jreichel@sandyspringsga.gov>

Dear Jody,

Thank you for your service in Sandy Springs. We are so grateful for people like you who have the interest of the community at heart.

We live in the Branches in Sandy Springs and our children are students at the Mount Vernon School. We wanted to show my support of the school's appeal for lights on the Ron Hill Field.

Have the Mount Vernon Woods neighbors gone to a facility where these types of lights are used so they can see it firsthand, I wonder?

I understand that the Mount Vernon School is exceeding the demands of the neighbors opposing lights on our field. I hope they will eventually come around and embrace our partnership with them.

Thank you in advance for your support of smart growth and community improvements, specifically your support of the lights on the Ron Hill field at the Mount Vernon School.

Warmest regards,

--

Marilyn

Marilyn H. Kincaid



--

Marilyn

Marilyn H. Kincaid



--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Sunday, November 17, 2024 9:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241117140339.162000

Citizen Name: Chris Maher

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5380 Harrowood Lane Sandy Springs, GA 30327

Comment: As a Sandy Springs resident, I would like to voice my support for the addition of field lights for the football field at The Mount Vernon School. The school has been a huge asset to the city and has helped contribute to what Sandy Springs has become. The school has been a major draw of businesses and affluent families living and moving into the area. It is 100% of the reason our family lives in Sandy Springs, and have not moved further north of Atlanta. Without continuing to allow the school to invest in itself, the city is doing a major disservice to the entire community. As young adults become parents and consider private schools for their families, a full campus and community is an important aspect. Football games held at the school are one of the key things that creates a school community and as a Mount Vernon parent, I believe that the school has been negatively impacted because of this. A school like Mount Vernon has to compete against the other private schools north of us, and it is clearly already negatively impacting the inability to evolve the school and its community. The school is located on a main thoroughfare, Mount Vernon Highway, with businesses fully surrounding the neighborhoods next to the school. Field lights for one field, are not out of place for the area the school is in. This school is just a few blocks away from the city center, it is not located on some remote country road. Field lights are not out of place based on where the school is located. The school has gone way above and beyond in providing generous accommodations to the neighboring properties to address neighbor concerns.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030001846.854000

Citizen Name: Sarah Slingo

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6478 Cherry Tree Ln Sandy Springs

Comment: I am writing regarding the installation of flood lighting to the Athletic fields at Mount Vernon School. I oppose the permit due to the light pollution, noise and unrestricted hours of traffic congestion. It continues the increased urbanization of what you define as a protected neighborhood. There is a reason we live in Sandy Springs not Buckhead or Midtown but the increased removal of trees, destruction of habitats in order to enhance lives of non residents at the expense of your tax payers is unacceptable. The permission to erect massive lighting pylons along with the concomitant extension of operating hours of a commercial concern in the midst of "protected" residential neighborhoods is simply unacceptable and not in the interests of your residents. It can hardly be essential to the school either given they are already at capacity. Please decline this request.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 3:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029191433.667000

Citizen Name: Kristy Loucks

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6450 Meridian Way Sandy Springs Ga 30328

Comment: I am a resident of Aria West but grew up in Sandy Springs, graduated from North Springs High School and was married at Mt. Vernon Presbyterian Church. My husband and I have been longtime supporters of the school even running in their charity road races. However, we are unequivocally against the lights on the athletic field. The additional lights would negatively and permanently alter the longstanding residential community of Sandy Springs. Many homes are steps away from the field and the lights, noise, traffic and activity 7 days a week until 10:30 would be detrimental to residents' health, quality of life, safety, property values and would disrupt wildlife habitats. The school has made it clear that this is a "want" and not a "need". The city already approved their request for 2 additional practice fields and this solves their supposed problem of wanting additional practice fields on campus. I note the school won the 2024 Directors Cup, the highest achievement a high school athletic program can achieve, with its current facilities and programs. Furthermore, the school intends to use the field for events and 3rd party rentals literally creating an additional business on school property. This is clearly not in keeping with the Sandy Springs comprehensive plan. Other private schools have found solutions and MVS certainly has options available but refuses to even move in that direction. As a long time resident and advocate of the Sandy Springs community, I ask for your support in prohibiting lights at Mount Vernon School athletic field and preserving our neighborhoods and community.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, October 22, 2024 2:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241022180420.065000
Citizen Name: Dorothy S. Myers
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6341 Vernon Woods Drive

Comment: I Dorothy Myers am a resident of the Mount Vernon Woods neighborhood and reside at 6341 Vernon Woods Drive and I am opposed the lights that Mount Vernon School is proposing. The impact on our neighborhood would be definitely a reduction in property values, noise levels, traffic, and lights shining in neighbors yards. I am OPPOSED!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 1:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029173626.641000

Citizen Name: Amanda Love

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6415 Cherry Tree Lane Sandy Springs, GA 30328

Comment: The Use Permit should be denied as violating the city's longstanding commitment to preserving the quality of life and character of our protected neighborhoods. Further, I am concerned about MV's use of the Special and Conditional Use Permit process to circumvent what it refers to in its application as "private obligations" which in fact are legally binding agreements and the associated risk of litigation incurred by the city, as well as the cost of enforcement of any "conditions" put in place by the city. Simply put, MV has shown disregard for its previous agreements, which are legally binding, so the city has no reason to trust its adherence to any special conditions or existing municipal codes. Further, I am concerned about the lack of transparency related to MV's sales of the use of its fields to third parties. To date, they have not shared their projected revenues for use of the fields by third parties, how many times per week the fields are to be used by third parties, what hours and days of the week the fields are to be used by third parties, etc., essentially asking the city to "rubber stamp" their installation of a commercial sports venue. At the very least, MV should be required to disclose these details such that the city can fairly assess their plan's impact on flows of traffic on Abernathy, Mount Vernon, and Roswell. The city has a master plan which I am sure did not take into consideration a school installing such a facility to be used in this manner, and the traffic studies associated with the master plan would need to be reevaluated in light of details provided by MV. And finally, the firm the school has hired to urge this Use Permit represents large commercial developers responsible for Centennial Yards, High Street, etc. Is the school following suit and becoming essentially a commercial enterprise rather than a school that operates as a good neighbor and citizen of the City of Sandy Springs? Is this Use Permit a first step in its efforts to commercialize their campus, to the detriment of the surrounding community? If the school, as it states in its application is focused on "youth groups" using the field, as well as stating, "campus security is the school's first priority," then they should have no issue sharing projections for revenues from and frequency of use for these fields as well as plans for its undeveloped acreage. The City would be remiss approving this Use Permit, in general, but particularly without Mount Vernon sharing the above details.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, November 21, 2024 1:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241121174918.137000
Citizen Name: Larry Dove
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 125 Knightsridge Court

Comment: Voicing my support for allowing The Mount Vernon School to install lighting at/around their sports fields. The impact to the school's environment and viability going forward will be extremely positive. This would uplift the school to be in line with other similar/competitive private schools.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 5:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030214221.183000

Citizen Name: Ethan Ray

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 565 Carriage Drive NE

Comment: I am a graduate of Mount Vernon School and have gone there from Pre-K to Graduation. I have also lived within visible distance of the Mount Vernon School Upper Campus for many years. From this experience, I am incredibly familiar with how the school functions and its activities. Because of this, I can confidently state that the proposed lights for the field are completely unnecessary and would only serve to disturb the community and the environment. Over 18 years, I observed the Mount Vernon field in day and night, and with every possible weather condition. In all of these conditions, the current field lighting was completely illuminating and clear. Visibility has never been an issue. The proposed lights are completely unnecessary, and the negative effect they would have on the surrounding area can easily be avoided.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 10:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030135804.522000

Citizen Name: Leah Maceroli

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 40 Long Island Place, Sandy Springs, GA 30328

Comment: I strongly support adding lights to Mount Vernon School's Ron Hill Field. As a longstanding resident of Sandy Springs and a registered voter in this district, I am writing to express my strong support for the installation of lights at Mount Vernon School's Ron Hill Field. My family lives in the Mountaire Springs neighborhood in 30328. Having witnessed the growth and development of our community over the years, I believe that enhancing the facilities at our local schools is not only crucial for the well-being and advancement of our children but also as a reflection of the quality of services provided within our community. The Mount Vernon School has been a cornerstone in Sandy Springs, fostering academic and extracurricular excellence for many years, in addition to supporting local organizations through campus-wide community service projects. The absence of proper lighting at Ron Hill Field has hindered the full utilization of this space for sports and community events, limiting opportunities for both students and residents. By adding lights to Ron Hill Field, we can create a safer and more accessible environment for early evening practices, games, and community gatherings. This improvement will not only benefit the students of Mount Vernon School but also enhance the overall quality of life for families in Sandy Springs. Additionally, it will promote physical fitness and social engagement among our youth, fostering a sense of belonging and pride in our community. I urge you to advocate in support of this initiative. By supporting the installation of lights at Mount Vernon School's Ron Hill Field, you will demonstrate your commitment to the education, well-being, and prosperity of our community. Thank you so much for your consideration!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 17, 2024 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241017184721.537000

Citizen Name: Dana R. Grantham

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 375 Ridgeview Trail, NE Sandy Springs, GA 30328

Comment: I am writing to reaffirm my opposition to the CUP application filed by the Mount Vernon School to install lights on their football field. I am a prior president of the Mount Vernon Woods Homeowners' Association. Our neighborhood has been here since the early 1960s and has protected neighborhood status, which should mandate a denial of the school's application. Not only would the School's proposed 70 foot tall lights create an ongoing visible nuisance (creating an unavoidable glare and glow next to everyone's backyards). But the attendant noise that would come from nighttime games and practices (till 10:30 every night, according to the School) would absolutely destroy the adjacent homeowners' peaceful enjoyment of their yards and homes for most of the year. Especially once the leaves fall, which would be the exact same fall and wintertime the school is proposing to host expanded game and practice schedules. The School was originally granted permission to build at its current location based in significant part on their promise never to install lights on their athletic fields. The written agreements they signed with the original owners of the property, our neighborhood, and other adjoining neighborhoods all specify that there will be no lights installed. All city and county zoning permissions have also included the "no lights" provision. The School's current attempt to make an end run around their prior agreements should be nipped in the bud and denied at the earliest possible juncture. Although what they have proposed might have been acceptable if the School had built its football stadium on the other side of their property nearest the church, what they are currently seeking will constitute an ongoing unavoidable nuisance, due to the proximity of their football and proposed practice fields to our adjacent neighborhood and numerous neighbors' backyards. Please stand with the overwhelming majority of our neighbors in opposing the school's CUP application and vote against all versions of it. Please save our neighborhood. Thanks— Best regards— Dana Grantham
drgrantham@comcast.net

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105005738.727000
Citizen Name: Travis Weitz
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4 Wieuca Trace

Comment: I am writing to encourage you to support Mt Vernon's application to add lights to their field. The City should support local schools and the students who attend these schools. I believe it overly restrictive to require a high school to only allow games and practice during daylight hours on their campus. It also makes it difficult for parents to leave their jobs early to support their kids in sports when the games have to start so early due to no stadium lighting. Most of the residential areas are perpendicular to the field therefore lights on the sides of the field should have very little direct impact on the neighbors. I believe Mt Vernon has made every accommodation possible to not impact their neighbors with the lighting and the neighbors should try to work with the school on a solution that benefits the students and athletic teams.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 22, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241022013130.499000

Citizen Name: Rishi Kapur

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 609 Carriage Drive

Comment: Mount Vernon Woods Resident - 500 feet behind current field - 609 Carriage Drive BY CONTRACT, MV STADIUM LIGHTS ARE NOT ALLOWED and is a breach of contract. MV Upper School was only allowed to build in its current location if they agreed that they would NOT install lights on any athletic field In 2003 MVS acquired 30 acres of land. The school purchased 20 acres, but 10 acres were DONATED by the Glenn Foundation. The giving arm of our previous neighbors, Tom and Lou Glenn. As a contract stipulation of the donated land and in protection of us, Tom and Lou Glenn required that MVS NOT add lights on any athletic field. The MV School agreed to this stipulation and named the Upper Campus The Glenn Campus in recognition of this generous gift. The MV School Proposal Asks For: Light and PA Usage, Monday thru Friday Until 10 pm at night. I am OPPOSED to this proposal because: As part of the school expansion, a new 2 Story Performance building will be built, further removing tree canopy between our neighborhood and the school district. Property Values - All of these impacts result in reduced property values for everyone in MVW. This is recognized as a negative impact on quality of life by home buyers. I just purchased my property last November and the value of my home will decrease if this is allowed. Traffic Volume - We already have people cutting through our street – now it could continue at night. Excess Noise - The noise is already very loud and we don't want the disturbance to continue at night. A friend of mine commented that it was so loud during a football game recently when she was sitting in my back yard. At the last meeting, the School agreed the proposed vegetation buffer would not be an effective sound and light barrier, nor would it block the line of sight to the bright lights on 70' poles for many years to come (initial plantings will only be 10-12' high). Light Pollution Parking Issues Pedestrian Traffic - Kids attending Friday night football games park in MVW cut through to attend the games. Security - Already, residents experience people peeping into yards and urinating behind trees. Enforcement SUPPORTING INFORMATION: Other options are available but have not been pursued: North Springs HS – w/funds to improve maintenance The Weber School - The Weber School was allowed to add football lights;, Holy Innocence, which backs up to a neighborhood like ours was not allowed. We attend Pace Academy and our school also was not allowed to build athletic fields on West Paces Ferry Road. I currently drive my kids to an athletic complex down 285 due to this.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 1:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026173557.059000

Citizen Name: [REDACTED]

Citizen Email: Judy.w.ginn@gmail.com

Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Address: 4990 Vallo Vista Ct. Sandy SpringsGA 30342

Comment: MVS should NOT be allowed to install lights on their fields—Mount Vernon Woods is a PROTECTED neighborhood!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 7, 2024 5:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241007210027.119000

Citizen Name: Laura Spence

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6497 Cherry Tree Lane

Comment: I live in Mount Vernon Woods (MVW). I attended the community meeting on February 1, 2023, and again on September 23, 2024. I feel the Mount Vernon School (MVS) is being very deceitful in how they answer questions. Last Feb the school claimed they wanted to get a new 40-acre agreement with the surrounding neighborhoods. They don't want to abide by the agreements with MVW and other entities or the current conditional use permit, which all state no lights, so why would we think they will adhere to any new 40-acre agreement. The most recent meeting on September 16, 2024 the school said that lights on the football field we a non-negotiable item. So the school just wants what they want and have no intention of working with the neighbors to address any issues. MVS is outlining how they have done many things that they didn't have to do to be a good neighbor. One example of deceit is, MVS says they have maintained the buffer between the school and MVW which is not true. Maintaining the buffer was part of the 2003 agreement between MVS and MVW. MVS has not kept the buffer clean and in the case of one house (599 Carriage) they basically destroyed the buffer and used the area for storage. When the owners complained MVS said they didn't have any place else to store things until they built the new fields. When MVS heard MVW was having a neighborhood meeting at 599 Carriage to illustrate the issue with the school and lights, miraculously, the area was cleaned up just before the meeting. MVS wants to act like a good neighbor now that they want something but ignored issues for years prior. MVS has also claimed many times they were going to address the particular buffer issue at 599 Carriage but have yet to make any improvements. One of the last meetings I heard about the school representatives were even present to view one of the MVS players drop his pants to urinate in the area which has been a known issue. Another way they are being deceitful is focusing on the fact they only want the lights for 10 events per year that will go no later than 10PM. This comment was frequent in the February 2023 meeting. This focus was dropped in the September 2024 meeting and in fact the school said they are asking for the ability to use the lights 365 days per year with no restrictions. We knew there was no way they were putting in lights for 10 games per year, too expensive. In Feb 2023 MVS also focused on only using the lights until 10PM when Sandy Springs ordinance would allow them to go to 10:30. They are saying they are being good neighbors by quitting a half hour early. The 30 minutes 10 times per year is no replacement for the harm that comes from allowing lights and certainly not if they want lights 365 days per year. MVS has agreed in many documents not to have lights on the field. Currently MVS wants to claim the agreements are expiring. I am not a legal person but that should not happen. The school would never have existed if they hadn't agreed to no lights with the Glenn Family and MVW. They built the school knowing lights were not permitted, and they went ahead. Additionally, all the parents sent their kids to the school knowing MVS had no lighted fields. They want to claim new lighting technology changes the game so now they should be permitted lights. New lighting technology only changes the game a little. It does not address

other issues such as traffic, noise, parking, the view from people's back yards and security. Traffic on Mount Vernon Highway is already bad. Extending the time MVS campus is used will only add to traffic. Traffic also flows into MVW in the form of cut throughs and parking. The extended hours of use on the MVS campus will also increase the time people nearby have to deal with the noise coming from campus. MVS already has parking issues and hosting more and later events without addressing parking is crazy. The view from people's back yard will look like a far-off field in Nebraska farmland. The yards may not be bright, but the view will be an eye sore. From a security perspective MVS does not limit access to their property when the school is closed. Having been approved for a 35 ft setback people can get right in MVW homeowners' backyards. MVS doesn't address any of these issues directly they just want to say they will manage them and give us a phone number to call. When we call today, they don't address our issues. Why would we think they will address issues once they get lights? MVS wants to claim they want to keep kids on campus and give them the experience of true home games. Not sure how adding lights will keep kids on campus. You still only have one field to use past sunset and if you have many sports, you can't host practice all at once. Some kids are going to have time between school and practice and will leave campus. We see kids at all hours walking off campus. What would lights do to change that? As far as giving students a true home game experience they should have thought about that before they decided to build on property on which they agreed to have no lights. Other private schools don't have lighted fields on campus. Pace Academy for example uses fields 6 miles from campus. One solution is to partner with the Weber school or North Springs High School to use their fields and those are less than 2 miles away. MVS claims the facilities aren't nice enough but they haven't looked into the possibility including helping fund better facilities. At the community meeting in Feb 2023 MVS indicated one need for the lights is to have more practice space by having access to a longer day through lights. MVS was asked during the meeting why not build the approved new practice fields to address the need for practice space instead of asking for lights. MVS indicated they needed a quicker solution but given the length of time they have worked at getting the lights they may have been done. So, the school is asking for lights to address an issue they already have a potential solution they have not pursued. The timing is because they still need to raise the money, and it takes a long time to build such fields. Why should MVW neighborhood be damaged (dealing with traffic, noise, parking and security issues) to address MVS prioritizing lights over new construction. MVS is already renting out their field to others. This includes renting them out for use on Sundays despite the 2003 MVW agreement saying they can't practice. I believe the spirit of that agreement was the fields could not be used on Sundays. At the time of the agreement, MVS was associated with the Presbyterian church, and I believe, it was assumed, as a church school, they would not have games on Sunday. MVS takes any agreement and parses it to their benefit rather than adhering to the spirit. Any approval or agreement for lights would need to address any use of the field period regardless of who or why the fields are being used. Given the school is now asking for no limitations and 365 days per year access to the lights they could rent out the field even more. MVS stated they intend to rent the field out at the September 2024 meeting. If granted lights as part of a new conditional use permit, they should be restricted in how and when the fields can be used. The issue with that is MVS hasn't adhered to existing agreements, why would they adhere to any new one? It is my understanding noise ordinance is not enforced by Sandy Springs for sporting events. I question whether any other conditions in a CUP would be adhered to the school would just pay any fine. One question asked at the Feb 2023 meeting was what's in it for me. Kind of why should neighbors support the schools request for lights. I heard about wanting to keep kids on campus to keep them from causing trouble and see what we could put in a new 40-acre agreement that might appease the neighborhood. The issue again is why would we believe MVS will adhere to any new agreement when they won't adhere to existing ones. As of now MVS stated at the September 2024 meeting they see no reason to continue discussions with the neighbors on a new agreement. Also, it is my understanding that the MVS students come from 40 different zip codes so the school has more interests outside the neighborhood than in the

neighborhood. Many of these 40 zip codes are also outside of Sandy Springs so the parents don't vote in Sandy Springs which should be taken into account. MVS has no interest in being a good neighbor as illustrated by them cutting off discussions with the neighborhoods because the lights are non-negotiable to MVS. MVS also cut off discussion at the September 2024 community meeting. MVS incorrectly stated the community meeting rules required the meeting to end after one hour. Many people came to the meeting to get answers and were denied the ability to even ask a question. Questions were only taken through a web f which was not clearly communicated and only allowed short questions to be entered. Bottom line is I would recommend not approving any lights on fields at MVS school ever. The Glenn family would never have sold, below market rates, and given property to the school if lights were included. The school needs to live up to the grand gesture from the Glenn family. The school has already disrespected the Glenn family by removing the Glenn name from the campus name. The campus was previously known as the Glenn Campus and is now named the Upper Campus. This name on the campus was probably not required by any agreement but was done out of respect. Removing the name just illustrates the school no longer feels an obligation to honor the generous gift just like requesting the lights despite prior agreements. MVW is a designated protected neighborhood and Sandy Springs should protect the existing character of MVW.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 2:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026175451.934000

Citizen Name: James Taylor

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 326 River Valley Road, Sandy Springs, GA 30328

Comment: Sandy Springs is lucky to have Mount Vernon School as a core part of the community. The school is a great gathering spot within the community for various events. As a Sandy Springs resident within a couple mile radius of the school, we appreciate everything the school brings to the community. The lights will be a critical part of providing a safe environment for the students to participate in sports which are such an important part of growing up. This will also provide opportunities for the school to support a larger number of teams and create more opportunities for students to participate in sports that they are interested in. I've always seen the school be respectful of the community and feel the way they are planning and approaching the lighting based on the submitted plan is very respectful of the community and their needs, so our family is fully supportive of this submission.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, September 29, 2024 2:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240929183228.758000

Citizen Name: Aditya Sthanunathan

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 735 Glengate Place, Atlanta GA 30328

Comment: Gates and Glenridge Resident- vehemently opposed. As a long-standing resident of the Gates of Glenridge, I vehemently oppose the proposed addition of stadium lights and the expansion of the school's fields. This plan blatantly disregards past agreements made to respect and protect the surrounding communities. When we purchased our home, we did so under the premise that our privacy and peaceful environment would be respected. The school's decision to ignore this understanding is not only disappointing but also a breach of trust. Their intent to rent out the field to outside groups will only exacerbate the situation, causing a significant increase in field usage, unbearable noise pollution, intrusive light pollution, and an overwhelming surge in traffic. These actions demonstrate a clear disregard for the well-being, privacy, and quality of life of the neighboring residents. If this moves forward, we fully intend on monitoring the situation closely and will not be afraid to contact the authorities if terms are violated.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027112846.889000

Citizen Name: Colleen Monchilovich

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6405 Radiant Trace, Sandy Springs, GA

Comment: As a senior Aria West resident, it would be a great disservice to my community to see football field lights seventy feet high glaring and the megaphone and crowd blaring until 10 pm or later every night of the week. The integrity of Sandy Springs should be allowing its communities to remain, not marred by Mt Vernon School's intrusion for the sake of money-making, which is what their goal is.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Friday, November 1, 2024 1:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241101172532.736000

Citizen Name: Susan Kicak

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Address: 6497 Cherry Tree Lane

Comment: I am a resident of Mount Vernon Woods. This is my first comment about this CUP application and I expect to add more before the comment period ends. I oppose the Mount Vernon School's application to install lights on its football field. The school leaders claim they need to add lights to allow of the school's teams have time to practice. The school says it wants to use the fields at least five nights a week, which would be a huge disruption to our peaceful nights in Mount Vernon Woods and Aria West. This peacefullness would be gone forever. Since 2017, the school has had approval to build two fields on an additional 10 acre parcel it purchased a few years ago. The school would have plenty of practice space if these fields were up and running already. It should not be the neighborhoods' burden to bear that the school leadership has failed in its mission to build the two new fields. Mount Vernon Woods is a protected neighborhood and some of my neighbors' property is only 100 feet from the football field. The city of Sandy Springs needs to live up to its pledge to protect our neighborhood by rejecting the Mount Vernon School's CUP application. I would like to submit pictures if possible. Can someone tell me how to do that?

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105113455.345000
Citizen Name: John Underwood
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 5880 Kayron Dr

Comment: We support lights on the Ron Hill Football Field at Mt Vernon.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 12, 2024 4:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241112214427.142000
Citizen Name: Sean Brady
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 5500 Arundel Dr

Comment: I fully support the Mount Vernon School to add lights to their athletic fields. This project adds value to the school and indirectly to the neighborhood given it will drive more students and their families to attend and live close to the school. I have all the confidence that this project will increase home values in the neighborhood.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 5:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028212908.744000

Citizen Name: Toby Fagin

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6514 Canopy Drive

Comment: As a resident of the Aria West neighborhood, I am writing to share my opposition to zoning case U-24-3 concerning Mount Vernon School's Conditional Use Permit (CUP) application. I am very concerned that the approval of this CUP would have detrimental effects on our neighborhood. Approval of this CUP would enable unrestricted lighting and late-night events that would diminish my and other residents' enjoyment of our homes. The noise, light pollution, and traffic likely would be constant sources of disturbance. Mount Vernon School's leaders have not sufficiently pursued other options to satisfy their desire for expanded sports programming. For example, the Weber School which is in very close proximity to the school, has a lighted field which is not fully utilized. Given the school's intention to build additional fields on the remaining portion of their property, leveraging existing resources such as the Weber field could provide an interim solution until these fields are constructed. Lastly, the school has not been a trusted neighbor during this process. Their story has continuously evolved (for example, during the initial Community Information Meeting they indicated they only intended to use the lights 5-6 times annually), and during recent Community Information Meeting on September 16 they abruptly ended after only one hour, with school representatives falsely claiming that the one-hour limit was a requirement by Sandy Springs. While they claim that they have sought community feedback, in fact, they did not take any questions from attendees who were physically present. While lights are also prohibited on the new, additional fields (which is a restriction they understood when they were gifted/purchased the property), it's not hard to imagine they will seek a CUP to light these fields as well. Given the above, I urge you to reject this CUP application.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 4:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030203809.512000

Citizen Name: Michael Votta

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6370 Lucent Lane Aria West

Comment: I totally reject the idea of lights at MVC as it would greatly affect the quality of living in my townhome that borders the football field. Additionally, we would be looking up into the lights from our deck that is 30'high. MVS is and has not been a good neighbor and their history of breaking promises is suspect in moving forward I totally OPPOSE any lights

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 21, 2024 5:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241021211309.571000

Citizen Name: Amy Kennett Kanderis

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 430 Bridges Creek Trail

Comment: Resident of Mount Vernon Woods - OPPOSED to lights at MVS In my prior submission I stated only 29% Mount Vernon School entire student population are residents of Sandy Springs. This data was from prior school year. According to Mount Vernon School, current student population is now made up of 37% residents of Sandy Springs. A large majority of MVS families are NOT citizens of Sandy Springs and are NOT your tax payers and are NOT your voters. I encourage you to do the right thing and protect the City of Sandy Springs from additional light and noise pollution, protect our children's restful nights of sleep, protect us from removal of more trees, protect us from more traffic, protect us from more crime. Protect the City of Sandy Springs and vote NO to MVS request for stadium lights. The school touts new technology, which I agree has advanced, but it does not solve the light glare that will be emitted 70' in the are at an equivelant of 3,700 100-watt light bulbs. No technology can keep that from flooding in your child's bedroom, into your living areas, into your backyards.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 11:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027151832.560000

Citizen Name: Ritu Jain

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 465 Glenmanor Ct

Comment: Absolutely adding no more lights and sound in the Mount Vernon high / middle school fields or lower school. This affects people who stay in the area as well as animals around who have all moved because the city cut down all the trees for expansion ... why because of the school traffic. The parking from the school has also now grown across the street to the churches. So it seems they are over capacity.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 2:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027182028.710000

Citizen Name: Jamie Baskin

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5850 Long Grove Drive

Comment: Please protect the rights of Sandy Springs residents and don't allow the lights in the evening for the Mt Vernon school. The residents are entitled to peace and quiet as well. Thank you for your consideration

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026101653.181000

Citizen Name: Joan Plunkett

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 665 River Chase Point SS,GA

Comment: I vote NO to lights at MV. School

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028144205.272000

Citizen Name: Sara Neel

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5137 Middlebury Ln. Sandy Springs, GA 30327

Comment: Please don't allow lights on Mt. Vernon School fields

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LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, November 4, 2024 7:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241104234956.499000
Citizen Name: David Martin
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 7440 Old Maine Trail, Sandy Springs GA 30328

Comment: This would be a great project for the school and the community around it! The school has agreed to reasonable limitations on when they can use lights, and how late. They have also invested considerably to ensure that light pollution is minimized. They have agreed to let community teams use the space when the school doesn't need it. Great project!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028235247.267000

Citizen Name: David Gooch

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6455 Meridian Way

Comment: I strongly oppose the installation of field lights to the athletic field at Mt. Vernon School and believe it will create significant daily disruption to me and my neighbors with excessive and unnecessary evening noise disturbance and light pollution up to 7 days a week. The school has claimed a willingness to make concessions but has been unwilling to share specific enforceable commitments to earn the trust and support of the neighborhood and make the venture jointly beneficial. As of now, the lighting would only benefit Mt Vernon, and will harm their neighbors disrupting the peace, safety, and character of our community. They can continue to be a fabulous school and continue to achieve sporting excellence adding to their existing championships without the addition of field lights.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, October 22, 2024 12:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241022163718.424000

Citizen Name: Bhupesh N Patel

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6439 Lucent Lane

Comment: I am writing on an emotive subject to a vast majority of the residents of Aria West and Mt Vernon Woods communities regarding the proposal by Mount Vernon School to amend the conditions of the use permit issued in 2017 to allow light and PA usage Monday through Saturday till 10 pm. In my opposition to this proposal, I respectfully ask, how does the above reconcile with the following sections cited from the Charter of the City of Sandy Springs for its impacted citizens and community when considered together. Section 1.03: Powers and Construction (12) General health, safety, and welfare. To define, regulate, and prohibit any act, practice, conduct, or use of property which is detrimental to health, sanitation, cleanliness, welfare, and safety of the inhabitants of the city, and to provide for the enforcement of such standards (22) Nuisance. To define a nuisance and provide for its abatement whether on public or private property. - If the use is 6 days of the week, it will become more than a nuisance from the local residents perspective. (24) Planning and zoning. To provide comprehensive city planning for development by zoning; and to provide subdivision regulation and the like as the city council deems necessary and reasonable to insure a safe, healthy, and aesthetically pleasing community; (41) Other powers. To exercise and enjoy all other powers, functions, rights, privileges, and immunities necessary or desirable to promote or protect the safety, health, peace, security, good order, comfort, convenience, or general welfare of the city and its inhabitants. If you are a resident living anywhere near the athletic field, you know that the noise and light pollution will be on 6 days a week when most residents are about to have a quiet dinner with their families or about to put their young children to bed. So in conclusion, I respectfully ask again, how does the above reconcile with the sections cited from the Charter of the City of Sandy Springs for its impacted citizens and community when considered together. Thank you for your kind consideration of my comments and thank you for your service. Sincerely
Bhupesh Patel

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 4:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030201249.386000

Citizen Name: Craig P Johns

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6515 Canopy Drive

Comment: Can you amend my comment earlier today? I meant to end it with "Former Development authority and Planning Commission member 2103-2020. I was there for there for the 2017 CUP."

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 8:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105130044.945000
Citizen Name: Katie Cain
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 143 Spring Dr Roswell GA

Comment: Thank you for considering the opportunity to add lights to the Ron Hill Field. I am proud of Mount Vernon for seeking innovative solutions that mitigate light pollution for neighbors. This will be a game-changing addition for our school and our student for years and generations to come.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 12:51 PM
To: COSS Planning and Zoning
Subject: Fwd: Case U-24-3 - Ron Hill Field Lights

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: **brent** [REDACTED]
Date: Fri, Nov 8, 2024 at 12:47 PM
Subject: Case U-24-3 - Ron Hill Field Lights
To: jreichel@sandyspringsga.gov <jreichel@sandyspringsga.gov>
Cc: akatz@mountvernonschool.org <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

My name is Brent Rhodes, and I'm a Sandy Springs business owner and supporter of Mount Vernon School with offices on Powers Ferry/30339.

I am writing to express my support to add lights to Ron Hill Field. I truly believe at the heart of any community is youth, schools, and sports. Without these key pillars we lack a foundation to continue building upon what already exists in a meaningful and impactful way. We know that if you have strong academics and team sports available to youth, we build a connection for the youth to have a sense of community for themselves. If the youth experience these things it will allow them to build a sense of belonging and a desire to give back.

In addition to giving back to the community with opportunities to attend events beyond daylight hours it will reduce traffic and eliminate safety concerns for the immediate community. There is a lot of traffic due to the students having to leave to multiple facilities outside of the school.

I hope that you will support the addition of lights to Ron Hill Field.

Thank you!

Brent Rhodes

Rhodes Academic Solutions

404-660-7251

6425 Powers Ferry Road

Suite 197

Sandy Springs, GA 30339

Email: brent@rhodesedu.com

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 5:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028210002.621000

Citizen Name: Marilyn Evans

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 4866 Carol Ln Sandy Springs, GA 30327

Comment: Don't allow lights on Mt Vernon School fields!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 8:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027115459.177000

Citizen Name: Roberto Pacifici

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 730 Brookwoods trace Sandy springs ga 30342

Comment: Do not allow lights and noise at Mount Vernon school. Respect the Neighbors.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105151641.020000
Citizen Name: Jason Albert
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 285 Stone Mill Trl NE

Comment: As a 20 year resident of Sandy Springs, I support allowing Mount Vernon School to install lighting to their existing field.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 3:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030190324.434000

Citizen Name: Janice and Frank Roberts

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 450 Bridges Creek Trail NE Sandy Springs, GA

Comment: From Frank and Janice Roberts 450 Bridges Creek Trail Sandy Springs 30328 As a homeowner in Mount Vernon Woods neighborhood since 2007, we oppose U-24-3 because of the adverse effects on our “protected neighborhood”. The addition of outdoor lights to athletic field(s) means extending field events into the evenings. This would negatively impact the quality of life and property values for those of us who live here – bringing more noise, traffic, and light pollution. The noise from school sports events during the day is understandable but would be intrusive and annoying in the evening. Please protect the peace and quiet we all seek to make our homes our refuge in the evening. Adding evening events means adding traffic. Already, traffic up and down Mt. Vernon Highway comes to a standstill during school arrival and dismissal times, even with traffic officers on duty. We’ve learned to schedule doctor’s appointments and errands to avoid the inevitable congestion when trying to get in or out of our neighborhood. It is too much to ask for us to schedule our evenings around the school’s athletic schedule. Light pollution is evident on Carriage Drive now. With the buffer zone between the school and the neighborhood already reduced to 35 feet instead of 50, lights added to the fields will mean further negative impact on our homes. Many existing trees in the buffer zone are lose their leaves during the school year and further reduce the protection intended by the buffer. Planting trees now does not mitigate this as we wait for new plantings to grow. Nor does this mitigate noise pollution. We understand that the Mount Vernon School has an obligation to advocate for their students’ interests. Historically, the school and our neighborhood HOA have agreed to special considerations, and we’ve tried to be “good neighbors” – but this is too much to ask! The school has other options to their sports program needs. We have only our one home. Students spend only a few years in high school. We intend to live here forever. We ask that you please protect the character, integrity and value of Mount Vernon Woods homes. Vote no to U-24-3.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, September 17, 2024 11:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20240917150623.279000
Citizen Name: Cynthia H Robbins
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6362 Lucent Lane Sandy Springs, GA 30328

Comment: Why can't there be a compromise: No PA system used Monday - Thursday Lights off Monday - Thursday by 7:30 Games only on Friday & Saturday evenings, Audio only on these game days. Field cannot be rented out.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:15 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Silvana Grigalunas <[REDACTED]>
Date: Tue, Nov 5, 2024 at 11:18 AM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

My name is Silvana, I am a mom of two and I am writing to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs, which will benefit the community and the students.

I truly believe installing lights at Mount Vernon's Ron Hill Field will **increase outdoor time = kids playing sports**.

Considering the current generations' challenges such as depression and anxiety, any way **screen time can be reduced and replaced with a healthy activity/sports** is a win/win way to go!

Here are other reasons I support installing lights at Mount Vernon's Ron Hill Field for our **whole community**:

- allows more families to safely participate in evening activities.
- expands the ability to use our own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices.
- reduces heat-related issues for students playing during the hottest parts of the day
- allows the school to offer more teams, including a girl's lacrosse team (which they currently do not have due to lack of practice space)
- creates a safer environment for evening games, practices, and community gatherings.

Mount Vernon will continue to invite the entire community to attend theatre, dance, and music events throughout the year and continue to inspire the next generation to serve Sandy Springs through service:

- New shoes for every student at Lake Forest and Ison Springs Elementary Schools via the Cocoa Classic - an MV Student initiative
- VR 'travel' experiences designed for Vernon Springs and Somerby Senior Living Facilities, which students created
- VR physical therapy experience designed for pediatric patients at Children's Healthcare of Atlanta
- Hands-on service (1,000+ hours) and donations collected (10,000+ items) for Solidarity Sandy Springs, Atlanta Mission, and Toys for Tots annually

Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority

Silvana Grigalunas
1002 Cardova Dr NE
Atlanta, GA 30324



--

Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 12:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027160720.661000

Citizen Name: Kate Dangler and Susan Ozburn

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 7470Hal Penny Place Sandy Springs, GA

Comment: Please do not allow lights, etc, to installed on athletic fields at Mt. Vernon. It would disturb neighboring houses

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105003141.329000
Citizen Name: Randall Duncan
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 5030 Lazarian Court Sandy Springs, GA 30350

Comment: I'm a Sandy Springs resident and parent of two current Mount Vernon students and one recent graduate of Mount Vernon. I'm in favor of the school's request to light the existing football field. I believe the school's plan has taken reasonable steps to limit the impact of the lights on the surrounding neighborhoods. I believe the lights will have a positive impact on the school experience for the students, including my own children who participate in athletics. I also believe a vibrant Mount Vernon School is good for the greater Sandy Springs community.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 15, 2024 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20241015142114.128000
Citizen Name: Dorothy Myers
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6341 Vernon Woods Drive

Comment: I am a MV Woods resident and am strongly opposed to the MV School's request for lighting their football field. The school intends to even rent out the field to other schools! The lights, the noise and the disregard for the neighbors in MV Woods and Aria is distressing. I love my neighborhood and want to protect it from what the installation of the lights would mean. Thank you.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Monday, December 2, 2024 11:12 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Rob Medford <[REDACTED]>
Date: Mon, Nov 25, 2024 at 9:38 AM
Subject: Support for Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Hi Jody -

I hope this finds you well. I am a Sandy Springs resident reaching out to express my support for the proposal to add lights at Mount Vernon's Ron Hill Field.

I firmly believe the addition of lights would provide significant benefits to the Sandy Springs community. Adding lights would significantly increase opportunities for sports and recreational activities, which is crucial for today's youth. Any opportunity we have to create additional and more accessible outlets for physical activity is a net positive for our youth and overall community.

Improved lighting would also enhance safety, enabling more families to participate in evening activities without concerns about darkness. Additionally, it would expand our ability to use local facilities, reducing the need for students and parents to travel to off-campus locations for practices—especially during rush hour. This would alleviate traffic congestion and keep kids closer to home.

Another critical benefit is addressing heat-related challenges. Lights would allow practices and games to be scheduled during cooler evening hours, ensuring better conditions for everyone involved. Moreover, with increased field availability, our school could offer additional teams, such as a much-needed girls' lacrosse team, which currently isn't possible due to the lack of practice space.

I strongly believe that installing lights at Mount Vernon's Ron Hill Field would be a meaningful investment in our community's well-being and future. Thank you for considering this proposal, I appreciate you making this a priority for our community. Please don't hesitate to reach out if you'd like any further input or support. I hope you have a great Thanksgiving!

Best Regards,
Rob Medford

7285 Duncourtney Dr.
Sandy Springs, GA 30328

--

Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 4:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027202713.854000

Citizen Name: Jenn Buonanotte

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5455 Claire Rose Lane

Comment: Do not allow lights on Mt. Vernon School fields.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, October 22, 2024 5:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241022214309.283000

Citizen Name: Andrea Shapiro

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6519 Canopy Drive Sandy Springs, Ga 30328 Aria W

Comment: For many reasons I am extremely opposed to the lights. We purchased our home to enjoy the peace an tranquil environment of our community. We will be denied that each and every day and night the school has an event. They are also planning to rent the field(s) out for financial gain with no regard for us. Parking is an issue as well as the increased traffic. The people at Mt. Vernon Presbyterian School whether they are employed there,parents or students currently will be gone from there in time and we homeowners will be left with these issues. In addition I believe the value of our homes will be decreased due to the impacts of noise and lighting etc. The lighting system proposed has never been acheived. It is therefore absurd that the lighting company and/or the school can make any guaranty to the community. I do not believe the school is acting as a good neighbor nor showing care and concern for the community as they have claimed.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027144509.711000

Citizen Name: Glenn Garde

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6231 Mount Vernon Oaks Dr

Comment: Please, no lights or PA systems for Mount Vernon School.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, September 25, 2024 6:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240925215404.077000

Citizen Name: Christian Lambrecht

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 474 Bridges Creek Trl, within 500 feet of the scoo

Comment: This proposal is not realistic. There are alternative solutions to one of the major reasons why the school insists it needs permanent lights, extended practice times. Portable lights facing away from the houses are more that adequate to fulfill this purpose. The school is already a nuisance with regards to traffic. During events, it can easily add fifteen minutes to neighbors commute times. Neighbors houses were here way before the high school was planned. The school pays no property taxes, but yet wants to prioritize the schools financial interests over the homeowners', as they insist on renting out their fields to increase income. And, for a high school where a low percentage of their students live within Sandy Springs. This proposal is bad for the neighborhood and bad for Sandy Springs.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 1:16 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029171529.498000

Citizen Name: John P. Snodgrass

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 599 Carriage Drive Sandy Springs, GA 30328

Comment: We have enjoyed living in Mount Vernon Woods since 1976.....48 years. We are in our 3rd house in the neighborhood, all of which have backed up to the woods. We have certainly enjoyed the peace and tranquility the woods have provided. We have been a good neighbor to Mount Vernon School, providing an easement through our property for connecting to the sewer when they first built the school. We were told they could not proceed with building the school without the easement to the sewer. At the time we granted the easement, Tom Glenn and the attorney for the school, told us "there will never be lights on the athletic field". We are opposed to the lights being installed on the athletic field(s) for several reasons. Our property line is only 100 feet from the end zone of the MVS Ron Hill Field; we can literally watch the game standing at our fence and from our den. Between all of the school activities and renting the fields to 3rd parties, which they have told us that they would be renting the field, we would have to deal with lights, noise from the PA system, crowd noise, lingering after events, congestion, traffic, parking issues due to very limited parking available on their campus, Monday- Saturday until 10:30 pm all year long. The peace and tranquility of our neighborhood would never be the same. When the Glenns originally donated and sold the property to the school in 2005, the stipulation of NO LIGHTS was an important part of the original and subsequent agreements. Once again in 2017 when the Glenns sold the school additional acreage, they stipulated no lights for the new property and the school agreed. Therefore, for reasons listed above, and the spirit of all of the agreements, please do not allow lights to be installed on the fields. Mount Vernon can do what Holy Innocents did when the neighborhoods around that school did not want lights. The school worked out a schedule with Riverwood to use their lighted fields. Mount Vernon school should work on an agreement with North Springs High School. For example, use their lighted fields for night games and continue to use their own field, next to our neighborhood, during daylight hours. Per Sandy Springs Municipal Code, Article 2, Div 2.1, we want to maintain the existing character of our "protected" neighborhood. Lighted fields with games, daily practices, rentals, crowds, and noise and traffic up to 6 days a week until 10:30 each night all year long would drastically change our "protected neighborhood". Over 90% of Mount Vernon Woods neighbors and 100% of Aria West residents in separate polls indicated they are against allowing the school to install lights on their Ron Hill athletic field. We never thought a Christian based school would go back on their word. Please vote NO per the tax paying residents of our two neighborhoods! Thank you. John & Mary Ellen Snodgrass
599 Carriage Drive, Sandy Springs, GA 30328

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 2, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241002014211.580000

Citizen Name: Elizabeth Ann Delmas

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6468 Cherry Tree Lane Sandy Springs, GA

Comment: I am a Mt. Vernon Woods Resident. I am opposed to the lights (and potential speakers) being requested by the Mt. Vernon School. I have lived at my house since 1998, and was on the Neighborhood HOA Board, when the school approached us about building the school. The only restriction that we requested, and they agreed to, was that they would never put lights on the fields. This was the understanding from the Glenn's who sold the property and from all the parties at the school at the time. It would be very detrimental to the houses that are next to the school and all the houses nearby in our neighborhood. My understanding is that the fields could be rented by the school to other schools to increase the revenues for Mt. Vernon School. This means that the houses next to the school could have the lighted fields seven days a week. This request is simply a way to increase revenue at the school but it will have a negative impact on our neighborhood. Please look at the photos of the houses that will be negatively affected by this request as this will help you see why this should not be approved. This will also start a chain reaction of other schools in neighborhoods in Sandy Springs wanting to add lights and speakers too. Thank you for reading my comment.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, November 4, 2024 7:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105002820.042000
Citizen Name: Henry Hoyal
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6835 Hunters Trace Circle

Comment: I support this CUP for lighting the main athletic field. The school has shown the willingness to use high-end technology to limit light pollution, and is working with the community to limit the number of times used annually to a small number.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 11:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029153212.331000

Citizen Name: Jeff Johnson

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6595 Williamson Dr. Sandy Springs, GA

Comment: As a resident of Mt. Vernon Woods subdivision I write to register my disapproval of the request by Mt. Vernon School to install lighting and a public address system at their athletic fields.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 4:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028195110.073000

Citizen Name: Eric Christiansen

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 1494 Vernon N Dr

Comment: As a former resident of the Mt. Vernon Woods neighborhood, it seems that the Mt. Vernon School is unreasonably encroaching on its neighbors and not honoring the spirit of the Glenn family's many generous donations. The costs of athletic field lighting to the surrounding community far outweigh the benefits to the school. Sandy Springs residents, many who have lived in their homes for decades, unfairly bear the costs of additional noise, traffic, light pollution, and loss of privacy. Any good that comes from being able to use the fields at night, only serves to benefit a private institution with a transient population of students. Any school in a temperate climate like Georgia has more than enough opportunity to serve its student-athletes outside, year-round without needing to install lights that create animosity with the surrounding community.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, November 20, 2024 2:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241120191000.687000
Citizen Name: Abbey Oldland
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 1542 Trentwood Pl Ne

Comment: I find it strange that this isn't already dealt with. Lights on a field around 5 times a year has been stopped by a small group of people to the detriment of a large community of students and parents. We want kids to play sports, we want kids involved in their school. Seems extremely selfish to me on the part of a tiny group for what amounts to a few nights a year.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 10:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027140355.965000

Citizen Name: Anurag Jain

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 465 Glenmanor Ct

Comment: Hi We used to go to Mount Vernon school and it is quite a landmark for Sandy Springs. I walk in the area and meet a lot of people from the community. Many are unhappy with the school and the city for two reasons: increased traffic causing bottlenecks and noise; and second the petition to add lights. With the increased traffic for carpool, school activities and games this affects everyone on Mount Vernon Highway as well as Johnson Ferry. One of the worst people affected are the retirees staying in the retirement home. The school is also renting out its facilities on both the lower and middle/upper school campus. The traffic and especially noise can be heard all the way in our residence that is quite a distance away. As an example of how noise travels, a group that plays bagpipes on the lower school campus can be heard on Saturday mornings, which is a 10 minute walk away. Secondly, game nights for football are usually only on Fridays. With the traffic coming to the school, games lead to a lot of noise with loudspeakers, music and general audience screaming. In other schools, they also bring in food trucks adding to an already uncomfortable situation for residents. Lights from 75 feet to 100 feet high will light up the entire neighborhood affecting people with their sleep, their enjoyment of their homes and backwards. Just yesterday, I met a person who mentioned she cannot even have a conversation in her backyard or inside the house (2 feet away from another person) due to the noise. Frankly this school is now becoming a nuisance to the neighborhood behaving more like a corporate entity for profit than be a school. Not only has it created a traffic bottleneck with noise but it now wants to create more problems and animosity with its neighbors. I heard it rented out its fields to a corporate and has also been renting it out to soccer leagues over the summer for practice and games. When we bought homes here we all came for quietness, enjoying the fantastic work Sandy Springs has done with its performing arts center and festivals. The area is quaint with little stores and it was a nice stroll for neighbors. Because of the school, this has now turned into living next to a highway, which is also turning into living next to a stadium 365 days a year. If the city approves then it needs to reduce our taxes as well as home estimates because I am told by realtors that the house values are going down by as much as 25% starting with the neighborhoods behind the school. The school needs to grow up with its leadership team rather than bully others. The enrollment is full and most attendees from our time at the school DO NOT live in the area like a public school. They come from Buckhead, Brookhaven, Dunwoody, Dunwoody Springs and other areas. They do not care what happens here as their homes are isolated from then traffic bottlenecks, noise and lights potentially in their backyards and living rooms. This cannot be allowed and no schools in Fulton should be allowed when the proximity to homes is in feet. The city would not be taking care of its

community. If this proceeds then it's high time for a leadership change with council members and the mayor. We need these people to look out for the community first and then for profit corporates.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:17 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: Phil Moore <[REDACTED]>
Date: Wed, Nov 6, 2024 at 9:04 PM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: jreichel@sandyspringsga.gov <jreichel@sandyspringsga.gov>
Cc: akatz@mountvernonschool.org <akatz@mountvernonschool.org>

Ms. Reichel,

My name is Phil Moore and I have been a resident of Sandy Springs for the past 21 years and a parent of three children that have attended the Mount Vernon School over the past 10 years. I currently live on Rivermere Way off Roberts Drive. We love Sandy Springs and have been very proud of the great progress our city has made since its formation including the development of City Springs, new parks, new sidewalks, new housing, and new business development.

The purpose of this email is to express my full support for installing lights at Mount Vernon's Ron Hill Field, which will benefit our students and the community.

I support the lights for a number of reasons including 1) the ability to use our own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices, 2) reduce heat-related issues for students playing during the hottest parts of the day (my son played football the past 8 years and we had several instances of heat related injuries because practices and games are all played during the day in the Georgia heat) and 3) allow the school to offer more teams, including a girl's lacrosse team (which they currently do not have due to lack of practice space).

Mount Vernon has been and will continue to be a great citizen of our community. The School has taken appropriate steps to mitigate concerns raised by the community neighbors. Sandy Springs is a vibrant, thriving city that has a future forward mindset. This application should be approved without hesitation and allow Mount Vernon to continue to thrive.

I welcome any questions or discussions would like to have on the matter.

Thank you,

Phil Moore



--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, November 4, 2024 6:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241104232808.222000
Citizen Name: Coleen Curry
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 1670 Lazy River Lane, Atlanta GA 30350

Comment: Mount Vernon School has lead an thoughtful and inclusive process, developed a plan, and should be allowed to have lights installed on their own athletic fields. Those opposed have been spreading disinformation and creating a fear campaign that is not rooted in fact. Based on the facts, MV should be able to proceed.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, November 7, 2024 8:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241107133907.292000
Citizen Name: Eric D Letbetter
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4461 Dalston Dr Atlanta GA 30342

Comment: The school and community and other communities in the city will benefit in multiple ways: Students: less time driving to other venues for extra curricular activities that could have been hosted on campus. This also results in less traffic overall in and through Sandy Springs. More importantly, less travel time = more time to hit the books and study. The time between school getting out and events starting can be used for additional study time on campus and additional time for developing personal relationships between students and more time with coaches to mentor their athletes. Families & Parents also benefit from reduced time on the road. Businesses: local restaurants increased volume for after event celebration. Increased utility revenue.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027233230.321000

Citizen Name: Jean Campbell

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5057 Trailridge way Dunwoody

Comment: Please take homeowners and their concerns into consideration when discussing this issue. The original agreement needs to be honored. This was addressed before the property was developed

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 5:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241031213737.946000

Citizen Name: Marilyn Mitchell

Citizen Email: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Phone: [REDACTED]

Citizen Address: 4505 Highgrove Pointe Sandy Springs, GA

Comment: I am writing to the city to say that I feel the school should honor their promise that they made 20 years ago and let the neighborhood remain in the calm and peaceful environment that it has been for the last 60 + years. I used to live on Mt. Vernon Pkwy and Holy Innocents' protected our neighborhood by not allowing lights on their (football) field in the evening. Please say "no" to these lights. Thank you!

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, November 6, 2024 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241106195059.711000
Citizen Name: Sarah Barnes
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6046 Kayron Drive

Comment: As a concerned parent and Sandy Springs resident, I support the addition of lights at the field at Mount Vernon. Lights will provide additional safety measures to help keep our kids safe.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, November 4, 2024 12:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241104170607.318000
Citizen Name: Susan Camp
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 205 Northglenn Ct Atlanta, GA

Comment: No. The Glenn family donated that property w the understanding that there would be no lights.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 12:53 PM
To: COSS Planning and Zoning
Subject: Fwd: Mount Vernon Lights

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Jason Rozenblat <[REDACTED]>
Date: Fri, Nov 8, 2024 at 12:52 PM
Subject: Mount Vernon Lights
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>, Jenna Rozenblat

OCGA 50-18-72(a)(20)(A)

Dear Councilwoman Reichel,

I am writing to express my support for the proposal to install stadium lights at Mount Vernon's football fields. As a parent and community member, I understand that there are concerns from the nearby neighborhood, but I believe the benefits of this project far outweigh the potential drawbacks.

First and foremost, the installation of lights would provide our student-athletes with the opportunity to participate in evening games and practices, accommodating their busy schedules and offering them the chance to compete under proper lighting conditions. Many of our students rely on extracurricular activities like football not only for physical fitness, but also for building teamwork, discipline, and leadership skills that will serve them well throughout their lives.

Additionally, the lights would enhance the school's ability to host evening events, benefiting not only the football program but also other school activities such as band performances, track meets, and community gatherings. This would foster a greater sense of school spirit and community involvement.

I understand that the concerns of the nearby residents are valid, and I encourage a collaborative effort to address potential issues such as light pollution and noise. However, I believe that with proper planning and consideration, these challenges can be mitigated while still allowing our students the opportunities they deserve.

I respectfully urge you to consider the positive impact that stadium lights would have on our school and its students, and I hope that the city can move forward with this important project.

Thank you for your time and attention to this matter. I look forward to your support in helping provide the best opportunities for our children.

Sincerely,
Jason Rozenblat

7440 Brandonshire Road

Atlanta, GA 30350



--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 11:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030153410.692000

Citizen Name: [REDACTED]

Citizen Email: [REDACTED]

Citizen Phone: 404-966-8063

Citizen Address: 6365 Glen Oaks Lane

Comment: As a resident of the Glenview Subdivision I'm voting NO to the Mount Vernon Schools proposal to install high intensity LED lighting on its athletic fields which would significantly impact our community. Below are my concerns: HOME VALUE AND FUTURE SALES - bright lights towering over the neighborhood will inevitably reduce the appeal of nearby homes for prospective buyers. Our homes are our biggest single asset. INCREASED LIGHT EXPOSURE AND POLLUTION - the proposed lights are not only incredibly powerful but would also be used every evening until 10.30pm. Many of us moved here before the school was built for the peace and tranquility of our neighborhood - this would now be compromised. SETTING A PRECEDENT - approving lighting request would set a precedent which would make it increasingly difficult to oppose other lighting proposals. This gradual encroachment would be devastating for our neighborhoods character and environment REDUCTION IN QUALITY OF LIFE - the proposed Mount Vernon School operating lights 7 days a week until 10.30pm is simply unacceptable. This near constant lighting would disrupt our ability to enjoy our homes and community. I strongly urge you to consider long term impacts on the Glen View, Aria and Mount Vernon Woods communities and reject this proposal in order to preserve the quality of life and value that our neighborhoods currently offer.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 8:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028123757.337000

Citizen Name: Susan Oshnock

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 905 Riverside Trace

Comment: Please approve the zoning application for Mt Vernon Schools. The addition of lights to allow evening games would improve the quality of the school experience. Sandy Springs needs quality schools. Please approve

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027144630.015000

Citizen Name: Robert McHugh

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6655 Williamson dr Sandy Springs. Ga 30328

Comment: No lights at mt Vernon school. Negatives outnumber benefits. Possible increase in crime, intrusive noise and light issues as well as lower property values. Keep Mt Vernon Woods a "protected status" neighborhood!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028011521.492000

Citizen Name: Corey Knapp

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 699 Carriage Drive, Atlanta, GA

Comment: I am both a former student-athlete at Mount Vernon and a resident in Mount Vernon Woods and strongly am in favor of putting lights on the fields at the school.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 19, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20241018233438.721000
Citizen Name: Shelly Ray
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 565 Carriage Drive

Comment: I am AGAINST U-24-3 We back up to the football field Resident since 1998 My property values and wellbeing should NOT be impacted by the school's poor decisions. The school decided to: * build next to a protected neighborhood * take a discount on land costs knowing that the requirement was that they never install lights * build with a CoSS agreement prohibiting lights The school does not need lights * My 2 sons graduated from MVPS with no hindrance on sports participation * The school is at capacity, they do not need this to grow * The school clearcut land for new fields :-/ Girl's lacrosse can practice there. The school simply wants lights to make revenue by renting out their field to non-school entities; until 10:30 at night; potentially every night of the week. And then they present students to us in an attempt to gaslight people into thinking they "need" the lights. That is absolutely shameful. We won't dwell on the past, but we are exhausted from dealing with the manipulations from the school and from their total lack of concern over their impact on our neighborhood. But I will leave you with a small example. A high school summer football camp rented the field with no one from MVPS present. Music was deafening. Loudspeaker constant. And one special guest decided to defecate behind the football bushes (also known as right outside our backyard) Please protect Sandy Springs citizens and voters. Do not allow this to become a constant in our lives, inviting noise and commotion into our evenings.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 12:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241031162337.137000

Citizen Name: Leslie Rose

Citizen Email: [REDACTED]
Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Address: 358 Windsor Parkway

Comment: I am completely against Sandy Springs City Council changing any of the current ordinances and regulations to allow Mount Vernon School to have lighting on their athletic fields. This change would allow other private schools in Sandy Springs to continue to reduce the private and peaceful enjoyment of the long time residents of Sandy Springs. Please VOTE NO!

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, October 22, 2024 6:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241022220016.044000
Citizen Name: Karl Lacy, Jr
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6451 Meridian Way Atlanta, GA

Comment: This SHOULD Not be approved by the City for the following Reasons: 1. The property was sold to the school with a condition of NO School Lighting. 2. The School DOES NOT Need Lights but simply wants Lights that are NOT Needed. No student needs to be at the school when there is no light. 3. The neighbor hood will be SIGNIFICANTLY damaged in quality of life and property values. This means that Property Tax will DECREASE. 4. No private school has the right to DE VALUE the neighbors home value. 5. There is no reason that the City should approve this SELFISH request at the expense of hundreds of Tax paying homeowners in Sandy Springs.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:16 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Lindsay Boorman <[REDACTED]>
Date: Tue, Nov 5, 2024 at 1:06 PM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Dear Jody,

I am writing to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs. Installing lights on the field will not only increase the opportunities for students to participate in sports and activities at our own facilities, reducing traffic and increasing safety, but it will also allow the school to offer more teams like girls' lacrosse.

What Mount Vernon is asking for is no different than what the majority of other schools (public and private) in the metro Atlanta area have, and allows the school to build a safer environment for its students and the community.

Thank you for your time and for considering this important community improvement.

Lindsay Boorman
Proud Mount Vernon Parent

--

Anne Katz
Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 12:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029163444.861000

Citizen Name: Charles D. Cagle

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6254 Vernon Woods Dr. Sandy Springs, GA. 30328

Comment: I am a Mount Vernon Woods resident I am totally opposed to the Mount Vernon School application to install lights on their football field. The school has signed at least 5 documents agreeing to no lights. They knew this limitation from the very beginning. They chose to build the school next to what would be a Protected Neighborhood . As mentioned we are a Protected Neighborhood. Night time field use will completely change the character of our community. Property values will be seriously impacted. Our quality of life will be very negatively affected by lights and noise. Our peace, quiet and security will be seriously impacted. The school has not dealt with the neighborhood honestly. We have had to drag answers out of them. A recent document they produced contains many misstatement. In the very beginning school officials said there would be no football stadium at all. I was there. Please protect the safety, security, and value of our neighborhood by maintaining our status as a Protected Neighborhood. NO LIGHTS! Charles D. Cagle

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 3:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028193548.846000

Citizen Name: Mary Frances Christiansen

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 1494 Vernon North Drive

Comment: Former MVW resident for 40 years. I would hate for this wonderful neighborhood to be disturbed on a daily basis by the lights and the noise that is brought with the lights up until 10:30 pm! My parents currently live there and we can already hear the regular noise of the school when we visit. When the loud speaker is on for big events, we can hear the noise in the house! The neighborhood is a protected neighborhood that has been in existence much longer than the school. The school built the fields with the agreement that lights would not be put on the fields. I don't know why adding lights is even being considered per the agreement. It is a private school that people choose to attend and they have all chosen to attend the school knowing that lights were not on the field. If they prefer a field with lights, they can choose a school that already has lights on their fields! We all know that lights are not a requirement for sports to happen. The school has been successful for 20 years without lights. The neighborhood has been a great neighbor to the school for many years and I wish the school would realize the problems it causes by adding unnecessary lights.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:16 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Lily Catano <[REDACTED]>
Date: Wed, Nov 6, 2024 at 11:46 AM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

My name is Lily Catano. I am a student's mom, I am also part of the faculty as a Spanish teacher at Lower Campus, and I live in Mount Vernon Woods. I am writing to express my support for installing lights at Mount Vernon School's Ron Hill Field in Sandy Springs, which will benefit the community and the students.

Installing lights at Mount Vernon's Ron Hill Field will **increase outdoor time = allowing kids to play sports.**

Considering the current generations' challenges, such as depression and anxiety, any way **screen time can be reduced and replaced with a healthy activity/sports** is a win/win way to go!

Here are other reasons I support installing lights at Mount Vernon's Ron Hill Field for our **whole community:**

- allows more families to participate in evening activities safely.
- expands the ability to use our facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices.
- reduces heat-related issues for students playing during the hottest parts of the day
- allows the school to offer more teams, including a girl's lacrosse team (which they currently do not have due to lack of practice space)
- creates a safer environment for evening games, practices, and community gatherings.

Mount Vernon will continue to invite the entire community to attend theatre, dance, and music events throughout the year and continue to inspire the next generation to serve Sandy Springs through service:

- New shoes for every student at Lake Forest and Ison Springs Elementary Schools via the Cocoa Classic - an MV Student initiative
- VR ‘travel’ experiences designed for Vernon Springs and Somerby Senior Living Facilities, which students created
- VR physical therapy experience designed for pediatric patients at Children’s Healthcare of Atlanta
- Hands-on service (1,000+ hours) and donations collected (10,000+ items) for Solidarity Sandy Springs, Atlanta Mission, and Toys for Tots annually

Thank you for your time and for considering this vital community improvement. I appreciate your support in making this a priority.

Lily Catano

Lower School Spanish PK3-Grade 1
Upper School Spanish MVSO
510 Mount Vernon HWY, NE Atlanta, GA 30328
(404) 252-3448



--

Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:14 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: Erin McCubbin <emccubbin@mountvernonschool.org>
Date: Tue, Nov 5, 2024 at 8:31 AM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>

Hi, Jody -

I know you're aware of the situation with the Mount Vernon School community in our quest to have lights on our athletic field to increase opportunities and access. I'm writing to express my support for installing lights at Mount Vernon's Ron Hill Field, which, as you know, is a community I've called home for the last twelve years. Mount Vernon has been an amazing place for me and my family. While my daughter Cameron is only 4 (can you believe that our little LSS baby is almost in kindergarten?!) the school has been a second home for us both. She adores and looks up to the 'big kids' on campus and when I think about the seniors and juniors I support on a daily basis, I realize I look up to them, too. They are constantly advocating for more opportunities and our school is eager to say yes to them.

Access to women's sports is increasingly a battle nationally. We are lucky enough to be at a school that wants to invest in things like field hockey, women's lacrosse, and flag football -- but to do that means we need to extend the times we can have students practicing on the field. We simply cannot support the growth of women's sports. I speak to many students who have to drive all over the city for practice, too. The back and forth and inevitable traffic means they miss dinner with their families and spend more time on the road and tired, risking injury. Cameron is a little over a decade from playing sports in high school, but I don't want that story for her. I want to share in family dinners, I want her in the car less, and I want her to have opportunities to pick what she wants to do and not just be subject to the two or three options available. And it goes without saying that if there were an option for her to not practice in the heat of the day (I've watched far too many of our students suffer from heat-related injuries during practices), I'd want that for her too.

I am a deeply invested member of our Sandy Springs community. A LSS BDCE 2020 alum, newly appointed Youth Leadership board member, and homeowner for 11 years. I love my city and my neighbors. And I cannot figure out for the life of me why some of our community members oppose this measure. Mount Vernon is sparing no expense to address any neighbor concern and designing this solution with Sandy Springs in mind. Our students actively serve organizations like Solidarity Food Pantry, CAC, and local schools like Lake Forest, all right here in Sandy Springs. We are dedicated partners with the Sandy Springs Library, Sandy Sprince Police Force, and have loyal enthusiasts who take part in the City Springs Conservatory. We want to do this right and we want to do this for Sandy Springs.

Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority and understand the complexity of the issue.

All the best,
Erin

325 W Spalding Dr
Sandy Springs, 30328

Dr. Erin McCubbin Executive Director of Student and Graduate Success Academic and College Counseling 510 Mt. Vernon Highway NE Atlanta, GA 30328 404.252.3448 x2213

[Schedule An Appointment with Me!](#)



--
Anne Katz
Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029002424.487000

Citizen Name: Terry Fogarty

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 440 Bridges Creek Trail, NE Sandy Springs GA 30328

Comment: PLEASE do not allow such disruptive noise and lights to be used at MT Vernon School. They have lied about their intentions since the beginning. They will have distructive activities as often as they can rent out their fields. Our quiet and peaceful neighborhood will never be the same!! PLEASE DO NOT ALLOW THIS TO HAPPEN!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030001743.656000

Citizen Name: [REDACTED]

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Address: 6345 Glen Oaks Lane Sandy Springs, Ga 30328

Comment: I do not approve of the installation of bright LED lights at Mt. Vernon field which is right across the street from my house. We already have noise pollution from the games and bat swinging practice. I would like to protect our neighborhood from bright lights and extra noise pollution. Thank you for taking this into consideration!

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, October 18, 2024 4:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ24-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: RZ24-0002

Time Submitted: 20241018200114.986000

Citizen Name: Patrick Mc

Citizen Email: [REDACTED]
Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Address: 145 Chaseland Road Northeast

Comment: Dear [City Council Members], I am writing to express my concerns regarding the proposed exception for the developer who was previously granted permission to clear-cut a significant number of trees and demolish a historic home in our community. Given the impact these actions have had on our environment and local heritage, I strongly believe that the developer should not be allowed any further concessions. One of the key commitments made by the developer was to provide land for a public park, and I feel this is the least they can do in order to give back to the community. The park would not only serve as a much-needed green space but also help mitigate the effects of the extensive tree removal. This commitment is crucial to preserving a sense of community and sustainability, especially in light of the losses already incurred. Granting an exception would not only set a harmful precedent but also undermine the trust between the city, its residents, and future developers. I urge the council to hold the developer accountable and ensure they follow through on their original plans for the public park. Thank you for considering my concerns. I appreciate your attention to this matter and your dedication to the well-being of our community. Sincerely, Patrick

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:17 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Field

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: carmel casale <[REDACTED]>
Date: Thu, Nov 7, 2024 at 8:21 AM
Subject: Support for Adding Lights at Mount Vernon's Ron Field
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

RE: I support adding Lights at Mount Vernon's Ron Field and supporting the students, teachers, coaches and their families at the school.

I am Carmella Casale, a grandparent of twin 8th grade boys who attend Mount Vernon school and play several sports at the school. I am a resident of Aria and I support installing the lights at Mount Vernon's Ron Hill Field, which will benefit our students and community. Adding lights will expand the use of our own facilities and reduce traffic by keeping students on campus. Many times at rush hour we have to drive to another school to practice or play a game since facilities aren't available on campus. The lights will also reduce heat related issues for students and parents since they are playing at the hottest time of the day. I am a grandparent who attends all football and lacrosse games which have been extremely hot and unbearable. Some parents are not able to attend the games since they have to be held so early due to the lack of lightning on the field. Early evening practices and games would allow more families to participate. Sports keep children well rounded, more social and they learn team cooperation and commitment which are positive outcomes.

As you may know, Mount Vernon school contributed to the community through providing new shoes for every student at Lake Forest and Ison elementary which is a student initiative via the Cocoa Classic. Students also created a virtual reality experience for the Vernon Springs and the Somerby Senior Living centers. A virtual reality physical therapy experience was also designed by students for pediatric patients at Children's Healthcare of Atlanta. Students also do community service at Solidarity, Atlanta Mission and Toys for Tots. Many parents and grandparents are also involved in the Sandy Springs service organizations. The students are well rounded and give back to the community. We are asking that the community recognizes their contributions and allow them to have

the lights on the Ron Hill Field. The community is always invited to attend the events at Mount Vernon school.

Thank you for your support and appreciate your time and commitment in making this a priority.

Carmella Casale
6607 Sterling Dr
Sandy Springs, 30328



--

Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, December 3, 2024 12:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241203164541.321000
Citizen Name: Nita Taylor
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 326 River Valley Road

Comment: I am excited to see the progress on adding lights to Ron Hill Field! The hard work and dedication from the School in navigating the zoning process is great. Installing lights will not only extend the use hours of this valuable space but also offer more opportunities for teams to stay on campus for practices, benefiting both student-athletes and the broader community. I'm looking forward to the upcoming meeting with the Planning & Zoning Commission on December 18, and I fully support this initiative. This development is a step in the right direction for our campus, and I am hopeful for a positive outcome!

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Thursday, November 21, 2024 10:09 AM
To: COSS Planning and Zoning
Subject: Fwd: Lighting up Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: Rocky Sveda <[REDACTED]>
Date: Thu, Nov 14, 2024 at 8:14 AM
Subject: Lighting up Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Mrs. Reichel, I am a resident of Sandy Springs in the Woodland Hills Neighborhood near the corner of Abernathy and Johnson's Ferry Roads. Our Son Matthew is a 6th grader and a student Athlete at Mount Vernon. Matthew participates in Football, Basketball and maybe baseball or Lacrosse. It is crazy that we have fall ball games starting as early as 2pm, this Friday for a playoff game. As a supporter of our teams there is no way to get there without taking a day off. In the early fall the temps are so extreme it can't be safe for the team and the Cheerleaders. The addition of the lights will enhance the teams and may allow for more student participation too.

Please consider our request to add lighting to Ron Hill Field

thanks

--

Anne Katz
Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 2:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030180338.121000

Citizen Name: Richard Kaye

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 410 Glenridge Close Court

Comment: As a 30 year plus resident of Sandy Springs, the once tranquil section of MT Vernon between Glenridge and Roswell Road has turned into an absolute mess due to the poor planning and expansion of the MT Vernon School. In both the mornings and afternoons, traffic is at a complete standstill. This week, it took me 30 minutes to drive from the library to my home on Glenridge near the Mormon Temple! The only way I got home was by begging the policeman permission to turn on the side street and come from Abernathy Road. This added another 10 minutes. Lines of cars on Mt Vernon, car pooling to pick up children, needs to be addressed first before anything else. Why can't they build parking decks, lots or onsite queue to get these folks off of the street? Correcting this problem must be a condition precedent to the filling of any zoning application or use amendment by the School. Now, the School wants to disrupt our lives even further by shining bright lights and blaring announcements and other sounds throughout the evening. The want to use the fields to rent out to other schools and organizations??? Forget it. Most of the people that attend the School are not Sandy Springs residents or live near the School in the first place. Who are they going to let rent the field? Guess! The City Council needs to consider its residents and neighbors first, not the school and outsiders. This is another attempt to undermine and erode the integrity of our community. The Council members' votes on this appeal will be remembered on election day.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Friday, October 4, 2024 3:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20241004193700.723000
Citizen Name: Graeme Lowe
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 750 Dalrymple Rd, APT O-4

Comment: Neighbor of Mount Vernon Woods Residents - I went on a walk through this beautiful community on Thursday and one thing stood out: the abundance of birds on trees natural to our area. Birds would definitely be negatively harmed by the introduction of bright lights into the night and overly loud noises. Keep the peace that this neighborhood has worked hard to maintain for the past 70 years.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Saturday, November 23, 2024 2:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241123184650.332000

Citizen Name: Paul Savage

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6607 Sterling Dr Sandy Springs

Comment: I am Paul Savage, a retired school administer who lives in Sandy Springs and grandparent to twin boys at Mount Vernon school. They are in the eight grade and play several sports at Mount Vernon. I support lights at Ron Hill Field most middle and high school have lights on their sport fields. It's an opportunity for the students to play sports and for the parents and families to attend. Many parents are unable to attend 3:30 pm games and lights are need for high school games since it does get dark after 5pm. In the summer we are fighting against the heat and many students and parents suffer heat stroke. The premise here is that the lights at Ron Hill Field would be for the "good of many not just a few". Sports are an essential part of the school curriculum. The opposition to the lights have continued to post misinformation on line, signs and on the Nextdoor site. The lights are downward lit and will not shine into their neighborhood. The information has been discussed and delivered to the opposition but they refuse to consider it. Change is difficult for some people but it is also inevitable. Their negative energy has cost the school time and money. They do not want to negotiate which the headmaster has tried to do. They won't understand that change is necessary for the student body which consist of approximately 1200 students plus, teachers, parents and grandparents - the change is for the "good of many not just a few".

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 11:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028152714.064000

Citizen Name: George Duthie

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 1290 Heard's Ferry Road

Comment: I DO NOT support Mt Vernon School being able to install or use lights on any of their fields.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Saturday, November 9, 2024 5:22 PM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: Krissy Meriwether [REDACTED]
Date: Fri, Nov 8, 2024 at 4:59 PM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

Hi! My name is Krissy Meriwether, and I am a Sandy Springs resident of 16 years and a Mount Vernon parent of 13 years. I am writing to express my support for installing lights at Mount Vernon's Ron Hill Field, which will benefit our students and the community.

There are so many reasons that I feel the positives outweigh the perceived negatives but here are a few:

- Increased opportunities for sports help reduce screen time, which is negatively impacting this generation with increased anxiety, depression, and suicide
- Improved lighting would allow more families to safely participate in evening activities.
- Adding lights will expand the ability to use our own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices.
- Adding lights would create a safer environment for evening games, practices, and community gatherings.
- Mount Vernon will continue to invite the entire community to attend theatre, dance, and music events throughout the year.

Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority!

Krissy Meriwether
658 Starlight Lane

Sandy Springs, GA 30342



--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:16 AM
To: COSS Planning and Zoning
Subject: Fwd: Sandy Springs Resident Supporting MV Lights for Youth Safety

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Sarah Price Barnes <[REDACTED]>
Date: Wed, Nov 6, 2024 at 2:52 PM
Subject: Fwd: Sandy Springs Resident Supporting MV Lights for Youth Safety
To: <akatz@mountvernonschool.org>

Sorry I didn't CC you.

----- Forwarded message -----

From: Sarah Price Barnes <[REDACTED]>
Date: Wed, Nov 6, 2024 at 2:45 PM
Subject: Sandy Springs Resident Supporting MV Lights for Youth Safety
To: <jpaulson@sandyspringsga.gov>, <mkelley@sandyspringsga.gov>, <mmular@sandyspringsga.gov>, <jreichel@sandyspringsga.gov>, <tdejulio@sandyspringsga.gov>, <abauman@sandyspringsga.gov>, <RPaul@sandyspringsga.gov>

Councilmembers and Mayor Paul,

As a concerned resident of Sandy Springs, I urge you to support lights at Mount Vernon. Our children need safe, well-lit practice spaces to avoid the risks associated with high-heat or dark conditions. Your support would be a vital step for their safety.

Best regards,
Sarah Barnes
6046 Kayron Drive
Sandy Springs, GA 30328

--
Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, November 7, 2024 4:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241107214122.702000
Citizen Name: Michael and Jennifer Nolte
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4825 Kings Down Road Dunwoody, GA 30338

Comment: We are current parents of a MV Freshman, and we strongly support the Conditional Use Permit for 510 Mount Vernon Hwy NE

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 3:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029194047.091000

Citizen Name: Emily Shoda

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6275 river shore parkway, atlanta Ga

Comment: We both live in Sandy Springs and attend school at Mount Vernon, and we fully support lighting the athletic fields with agreed upon parameters for use, sound, etc. to protect nearby residences as well. The agreement that provided MV would not ask for lights is expiring, and the school is growing. It is simply not a “Friday Night Lights” experience for these kids to have a football game at 4 PM. And our tuition prices, and survival of the school, depends on keeping up with other school's athletic departments and resources. Why is Mt. Vernon Woods not even willing to consider ANY lights?

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030001144.503000

Citizen Name: Kendra S Kirz

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 480 Mt Vernon Hwy., NE

Comment: PLEASE don't allow lights at the Mt Vernon High School!

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 9:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105140603.388000
Citizen Name: Troy Schmidli
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 1442 Valley Glen Way

Comment: I have been involved in many development and growth opportunities with schools and universities. Any time you can provide additional benefits to the students, it is a win for all. It builds community, memories and helps the community become even better. Therefore, a simple addition of lights is no brainer to betterment of the school and the area as a whole. Anything to the contrary is a disservice to young people we lead and nurture to become outstanding citizens. Agreements were honored, and things have been done the right way via input and communication. Thank you to the City Council for keeping the community and children first and voting for this approval and installation.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, October 25, 2024 4:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241025200214.680000
Citizen Name: [REDACTED]
Citizen Email: [REDACTED]
Citizen Phone: 8138106132
Citizen Address: 471 JOHNSON FERRY RD NE

Comment: My property abuts the Mount Vernon School and as a parent, I'm particularly concerned about the extreme heat our kids face during daytime sports practices. Field lights would allow for evening practices when temperatures are cooler, significantly improving student safety while maintaining a rigorous sports schedule. In addition to this we have no field space available in sandy springs limiting the teams we can offer like girls lacrosse, girls flag football and others which these lights and additional practice hours would facilitate. Mount Vernon has gone to great lengths to provide the most cutting edge lights and work with the other neighbors to make this less impactful to the 10 or so other homes abutting the property but every meeting is met with no desire to compromise from Mount Vernon woods.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026061547.790000

Citizen Name: Barbara Mutz

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6020 River Chase Circle Sandy Springs

Comment: It seems very poor citizenship on the part of Mount Vernon to put lights that make people's lives miserable. Such a poor example for their students. So unnecessary to shine extremely bright lights into people's bedrooms and living areas. This should be denied.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105015727.912000
Citizen Name: Kristen Cranmer
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 244 underwood Dr nw

Comment: We wanted to share that we are in full support of adding the lights to the Mount Vernon high school football field. We feel that it will add to the value of the school and also to the community. We ask for your support!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, September 22, 2024 6:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240922221200.279000

Citizen Name: Joachim Hinzen

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 550 Carriage Drive

Comment: The Mount Vernon School, a private institution, continues to push for installing lights that will allow year-round late night outdoor sport activities with the associated noise and traffic, degrading our peaceful neighborhood and disrupting our sleep. For 20+ years the school has used the upper campus with its various sport fields and has reached capacity, as it comes to student numbers, without having nightly sport activities. It is a private school where parents who can afford it choose to enroll their children, knowing that athletic facilities are not illuminated after dark. So why is the school suddenly so intent on illuminating the athletic field? There are credible allegations that the school's finances have been mismanaged in the past and that the real objective of the lighting request is to generate revenue from renting out the field after dark to other entities. Different from most non-profit organizations, because it operates under the umbrella of a church, Mount Vernon School does not have to publish annual financial reports so we don't know how desperate the school is. At the community meeting the school even used a sixth-grader proclaiming her unmet desire for lacrosse to further push a false narrative of poor children being deprived of their sporting needs. The facts are that the school does not need a lighted field to achieve its objectives and that parents selected this private school for their children as it is today, with no illuminated fields. The financial wishes of a private school are no reason for citizens of Sandy Springs to give up their right to a peaceful neighborhood.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 2:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030175045.484000

Citizen Name: Craig P Johns

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6515 Canopy Drive

Comment: Lights on the MVS Athletic Fields were prohibited in the 2017 CUP, which in turn was influenced by the 2016 land sale agreement which conveyed 36 acres of Glenn Family land: 26 acres to Ashton Woods to build Aria West (in trade for property they had which facilitated the Mercedes HQ), and 10 acres to MVS to build athletic practice fields. The School says it needs more practice time via Lights on the football field. It should concentrate its time and \$ on building out the two football size practice fields they have planned, not changing the "character" and "peaceful enjoyment" of our two neighborhoods (one of which is "Protected" in CoSS codes).

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, October 23, 2024 6:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241023224326.518000
Citizen Name: Mary A Lacy
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6451 Meridian Way Sandy Springs, Georgia

Comment: I Find it totally UNNECESSARY FOR LIGHTS at Mt. Vernon School athletic fields. Our neighborhood will be NEGATIVELY IMPACTED and our HOME VALUES will suffer if this request is approved by Sandy Springs. Mt. Vernon should not be allowed to GRANDFATHER in any verbiage that was in the original agreement before Sandy Springs was a city. And, most of the faculty, staff and families DO NOT LIVE in the Sandy Springs zip code. Also, Dunwoody is not in Sandy Springs. I find it very SELFISH and IRRESPONSIBLE IF SANDY SPRINGS accepts this request from a PRIVATE SCHOOL. Your duty is to protect the people and neighborhoods in Sandy Springs. Hopefully, you all will make the right decision to value those in the neighborhoods that would suffer if this request is granted. In appreciation!

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 15, 2024 9:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241115135913.215000

Citizen Name: Todd Garlitz

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 560 Carriage Drive

Comment: Mount Vernon Woods Resident: I oppose the MV school adding lights to their fields. This area of Sandy Springs is not equipped, zoned or policed enough to absorb the traffic, noise, and extreme wear-and-tear that will come if they are allowed to turn their campus into a for-profit sports complex. This is not "about the students" - lights on a field impact only 3 sports (football, soccer, lacrosse) which total maybe 50 students. And those teams have been excelling on the field without lights for years. Please do not de-value our properties, YOUR neighborhoods and your tax base by allowing the lights. Thank you.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028002147.600000

Citizen Name: Licia Freeman

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 310 Mystic Ridge Ln Sandy Springs, GA

Comment: Do not allow lights and broadcast noise on Mt.Vernon School's fields. That would definitely be disturbing the nearby residents' peace

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 9:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3
Time Submitted: 20241029130450.714000
Citizen Name: Ali maher
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 5380 Harrowood Lane Atlanta, ga 30327

Comment: I fully support field lights being allowed at the Mount Vernon school. This school has done amazing things for the Sandy springs community and has increased the property values around the school as well as the reputation of the city itself. The technology of lights is amazing today and is not a nuisance like the neighbors may believe. The children at this school should be able to have a true school life enjoying the outdoors and comraderie that comes with football game nights that truly do build the sense of community. The city should support this request.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029014936.939000

Citizen Name: Debbie Kahn

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 760 Old Campus Trail Atlanta GA

Comment: Please do not allow the school to add lighting to the fields.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, September 17, 2024 11:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20240917150623.279000
Citizen Name: Cynthia H Robbins
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6362 Lucent Lane Sandy Springs, GA 30328

Comment: Why can't there be a compromise: No PA system used Monday - Thursday Lights off Monday - Thursday by 7:30 Games only on Friday & Saturday evenings, Audio only on these game days. Field cannot be rented out.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Friday, October 18, 2024 2:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241018180041.679000

Citizen Name: Andy Schwartz

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6645 Williamson Drive

Comment: MVW Resident - we strongly oppose both the installation of field lighting and use of a sound system. The schools request serves a very limited group and affects a significantly larger resident voter and tax base.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, September 16, 2024 9:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Completed

Case ID: U-24-3
Time Submitted: 20240916132220.549000
Citizen Name: Erin Poole
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6455 Meridian Way Sandy Springs

Comment: I am opposed to the private school's decision to add stadium lights for several reasons. Firstly, the introduction of these lights is likely to become a nuisance for the surrounding community. The increased illumination can disrupt the peaceful atmosphere of the neighborhood, especially during evening hours. Moreover, the installation of stadium lights may contribute to light pollution, negatively impacting the natural environment and disrupting the balance of the local ecosystem. This can have adverse effects on both flora and fauna in the area, as well as affect the quality of life for residents who value the tranquility of their surroundings. Additionally, the potential increase in noise levels associated with events held under the lights is a concern. The sound generated from games, spectators, and other related activities can disturb the peace and quiet that residents have come to expect in their community. Furthermore, the addition of stadium lights is likely to lead to an increase in traffic in the vicinity, especially during game days and events. This not only poses logistical challenges for residents but also raises safety concerns related to congestion, pedestrian movement, and overall traffic management. In summary, the implementation of stadium lights by the private school raises valid concerns about nuisance, light pollution, noise disruption, and heightened traffic, all of which could compromise the well-being and harmony of the local community.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 12:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027162107.726000

Citizen Name: LindaGR

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 215 Colewood Way

Comment: I do not live in the affected neighborhood but I do live close to a private school, I do not think the school should be able to put up night lights so that they can rent out their fields. The school sits smack dab in the middle of homes that deserve to not have their evenings disrupted with blaring lights so many days a week. It's one thing to have the school be able to use a lighted field a night or 2 during the season. But I do not agree that they should be able to rent out the field for profit. Even though the contact has run out stating no lights for 20 years doesn't mean the neighbors wants should not be be listened to.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029143413.158000

Citizen Name: [REDACTED]

Citizen Email: Ginny.case@yahoo.com

Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Address: 570 Carriage Dr

Comment: Our house at 570 Carriage Dr has been in the family since 1960. We had and still have a caring, peaceful, energetic neighborhood to raise a family. We did not object when the Glenn family gave and sold the land so the school could expand with the stipulation - NO LIGHTS, MINIMUM NOISE. Allowing lights will destroy our neighborhood and privacy and lower out home values. DO OUR LIVES MATTER??????????

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 2:02 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029174510.406000

Citizen Name: Mary Ellen Snodgrass

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 599 Carriage Dr. Sandy Springs, GA

Comment: I am truly sorry that this is so long but I need to tell the story of our 20 years of dealing with MV school. Our house will be the most impacted by the lights. So please read our story so that you can understand our reasoning for no lights. We have lived in MVW for 48 years, in 3 different houses that all backed up to the woods. Needless to say, we love it here. It is a huge family atmosphere! My husband previously wrote and told how we gave the school the easement to hook up to the sewer so they could build the school. The promise from the Christian based school stated that they would never have lights on the fields. There was no mention of 20 year covenant that they are using now to get what they want. In the agreement they promised a 25 ft. natural buffer and a 10 ft. landscaping enhancement. They fulfilled that commitment everywhere except the one corner of their property that is adjacent to our property. That area became a dumping ground for grass clippings, huge dead limbs and other debris. We asked the school several times to please do what they had promised. They always had an excuse and kept putting us off. In 2023, our representative, Jody Reichel, saw the problem and told them it was a code violation. So they cleaned all of the debris as well as the undergrowth from the 25 ft. natural buffer. Unfortunately, that gave us a much better view of the field. I can now sit on my sofa and watch students running up and down the field. Instead of planting bushes or trees in the 25ft natural buffer to make up for their long ignored situation, they started storing their huge soccer goals, tents, and any other equipment they did not want in public sight. All of it was in full view of our house. When we asked them to please move them out of the buffer zone, they said they were too heavy to move and they would put them on the new fields when they were completed. (They are planning on starting construction on the new fields in 2025) Many young children started playing on all of the equipment during the football games, which once again was right in my backyard full view. We had absolutely no privacy! After many frustrating times, I planned a meeting of our HOA to come and see my dilemma on a Sunday afternoon. To my surprise. the equipment was moved on Friday afternoon, very convenient for my gathering. Since this area was now cleared, many students have started urinating during practices in that area. This has happened numerous times, even when we are in our backyard. One of the board members of the school observed it when he was in my yard talking with me. I have small grandchildren that often come over to play in our yard and I fear that it will happen when they are here. They also put a large gate within the 35ft. buffer zone, opening to their new acreage. This also was a violation. They also cut down large trees within the 35 ft buffer zone to get a large piece of machinery into their new property to test for soil samples. When I complained again, they planted some small tea olive bushes next to my fence which are all almost dead because they require lots of sun. One other violation..... it

was put in the agreement that there would be no activity of any kind on Sundays. They rented the field to Concorde Soccer organization and they played out of town teams each Sunday. When we confronted them about the violation they stopped. I don't want to be the patrol person that always has to call them out when they know what they are doing is wrong. My property line is 100 ft, not yards but feet, from the athletic field. They want to install 70ft. lights at each corner of the field. They want to use them for practices, (even though they are building 2 other fields in 2025 for practices) We know if they get the lights they will not only use them for practices but also rent them out to Concorde, as they are doing now on Saturdays. They have said they would rent them out 5 days a week after their practices end. So that means after the students and all of the staff go home to their quiet peaceful homes, we will have lights and noise 5 days a week until 10:30 at night while the rental teams are using the field. Is that fair? They have very limited parking for the students on campus. The juniors are not allowed to park on campus. I feel like having a secure parking lot on campus would be much more beneficial for the students. If they get the lights after practice in the dark, the students will be walking across Mt. Vernon Hwy or Glenridge into dark parking lots. I feel like having secure parking, would be a much better use of their money and actually help their students, instead of buying lights for the field. 95% of MVW (about 5 % have children at the school) and 100% of Aria West are against the lights. We are all tax paying citizens who are asking you to hear our concerns. I invite anyone from the city to come and see our backyard and what we would be living with. It will be like having a large parking lot next to our yard with lights on until 10:30. Like I said, we have lived here 48 years with mostly peace and quiet of the woods until these last few years. If we had not given them the easement they would not have been able to build the school. Is this the way a Christen based school teaches their children to be honest, trustworthy and love your neighbors? Please, please honor our request to keep our 60 + years "protected neighborhood" with peace and tranquility in this wonderful city that we live in. Thank you so much for reading this and understanding our request for NO LIGHTS.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:12 AM
To: COSS Planning and Zoning
Subject: Fwd: We Support Mount Vernon School's CUP

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: Melinda Mueller [REDACTED]
Date: Mon, Nov 4, 2024 at 6:40 PM
Subject: We Support Mount Vernon School's CUP
To: <jreichel@sandyspringsga.gov>, <akatz@mountvernonschool.org>

Dear Jody or Councilwoman Reichel,

1. My name is Melinda Mueller and I'm a parent of a child at the Mount Vernon School. I am writing to show my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs. I truly feel the positive impact on the kids and community out weighs any negative perspectives. The increase of night events will be minimal compared to the ability to keep kids safe, active, and on campus vs roaming the community. Increasing sports and activity keeps kids out of trouble and off screens. It helps with building teams and community relationships. As a working parent, I need to leave work, pick up, hang out, drop off, pick up again. I am increasing the car traffic in the area two fold alone while sitting in a car working and waiting increasing emissions. The lights will help expand the kids ability to stay on campus and participate safely. This also reduces groups of kids walking to areas in sandy springs unsupervised bc families can't make multiple trips. Adding lights doesn't magically make campus bigger but it greatly helps keep the kids on campus, safe, and active. Mount Vernon is a school with values- all striving to give back. This community is lucky to have this in the heart of its city. Its brought me into a community to eat, shop, participate in. Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority. Melinda Mueller- 2449 Oostanaula Dr Atlanta GA 30319

--

Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 2, 2024 11:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241002150849.065000

Citizen Name: Lanny Gilbert

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 520 Carriage Drive Sandy Springs, GA 30328

Comment: I am a resident of Mount Vernon Woods (hereafter MVW) and our neighborhood would be adversely affected by allowing the Conditional Use Permit (hereafter CUP) application from Mount Vernon School (hereafter MVS) to be granted. MVW is listed as a protected neighborhood in Sandy Springs, which is supposed to protect encroachment by non-residential land use and preserve the quality of life and neighborhood character. I submit the CUP as written, if granted, would have a hugely adverse impact on quality of life in MVW. MVS stated in the CMI that they are “full” (they can’t take more students), which means that the lack of lights on one athletic field is doing absolutely nothing to keep away prospective students and their parents. MVS athletic teams won 3 state championships in the past year. A lack of lights on one football field doesn’t seem to have made any negative impact on their athletic program. First off, the seller of the land made it an absolute condition of the sale that there would be no lights on any field. The covenants between MVS and MVW/Aria West both say no lights on any field. The existing SUP with the city of Sandy Springs says no lights on any field. It's blatantly obvious that every party in the transaction that made it possible for the school to exist in its current form in the current place was unequivocally against lights on any field. Yet, even before the legally binding agreements between MVS and these parties expire, MVS is applying for lights on Ron Hill field, not only breaking the spirit of the agreements but the actual letter of the law of the agreements. I want to quote here from The Next 10 Comprehensive Plan for Sandy Springs, dated February 16, 2017 and which can be found online at this link:

https://www.dca.ga.gov/sites/default/files/2017.04.17.sandyspringscompplanadopted_reducedsizefordca.pdf There are multiple places in this document where it is stated that preserving the quality of life and neighborhood character of single-family neighborhoods is of utmost importance. For example, page 17 has this bullet, among others (bold is mine) • Preserve existing single-family neighborhood character and quality of life I submit that allowing the CUP as it is currently written tramples all over these stated goals (just as allowing it would trample all over MVW’s status as a protected neighborhood), which had a unanimous approval from all people involved (the list of those voting is available at the URL posted above). If the CUP is allowed in its current form, here is what MVW has to look forward to: 1. 24x7x365, there will be 4 70-foot-high poles sticking up in the air, viewable from every house along several streets in MVW. MVS stated in the CMI (both the one a couple weeks ago and the one earlier this year) that any existing and planned plantings on the border between MVS and MVW wouldn’t block any light/noise for many, many years. As MVW is a protected neighborhood, I fail to see the difference between MVS putting in light poles sticking high above the tree line and a gas station or other business doing the same. Would you approve a gas station, or one of the businesses that border MVW to do this? I’m 99.9% sure the answer is no! 2. Every weekday, until 10:30 pm, MVS will be allowed to have the lights on the field for

purposes of their own – it might be a football/soccer game with PA and many people attending, it might be athletic practice with all the attendant noise (whistles, yelling, etc.) or perhaps a community event that MVS stated is one of the reasons for wanting lights. Along with the lights, there will be noise. The application states that the illuminated ball games will have the same noise and traffic as current unlit ball games. This is demonstrably untrue, as was stated in community meetings by personnel from MVS. Having ball games later in the evening will allow more parents/students from MVS, as well as the opposing school, to attend. Having ball games in the afternoon naturally attenuates the number of attendees, due to parents of both teams working. This was stated by the current head of school at MVS, as well as some MVS students. 3. The buffer zone plantings that are mentioned in the application will have no effect on lights or noise for many years. It takes a long time for a tree to grow tall enough to block the view of a 70-foot pole. I would ask anyone who reads this to be in our house/yard when practice is occurring on the Ron Hill field and just listen to the amount of noise. Now, imagine that same level of noise going on until 10:30 PM every weekday night. Whether MVS would do this or not isn't the issue; the issue is they are applying for lights on Ron Hill field, 5 nights per week until 10:30 at night and this scenario is legally allowed. That doesn't sound like a "protected neighborhood" where the city wants to "retain existing quality of life" to me. As of this writing (10/2/2024), there are signed, legally binding agreements between Mount Vernon School and several neighborhoods that border the school which state in unambiguous language that no athletic fields at MVS will have lights. These agreements don't expire for another year (September or October of 2025), yet MVS has seen fit to twice! (they originally filed earlier this year but pulled it back for some reason) apply for a CUP. To me, that shows bad faith, and I consider it a breach of the agreement. Next, the application states that the application addresses ALL issues from the CMI. This is demonstrably untrue. Regarding the CMI, both times, MVS stated that per city guidelines the meeting could only last an hour. That is demonstrably untrue because the guidelines mention that there must be *at least* 30 minutes of Q&A but doesn't set a time limit on the meeting. Regarding the addressing of issues, MVS wouldn't take questions from the floor but instead showed a QR code (and URL) for accessing a website, as well as a passcode for the website, called menti.com where you could type in your question. There were at least 25 comments/questions on that list that I personally saw and that have not been addressed by the CUP application. I would submit that MVS should supply that list of questions and their unambiguous answers as part of the application which would prove that all issues had been addressed. Again, the one hour length of the meeting and the statement that all issues had been addressed are both demonstrably false, which should automatically cause the rejection of this application. On the MVS website, their mission statement reads "We are a school of inquiry, innovation, and impact. Grounded in Christian values, we prepare all students to be college ready, globally competitive, and engaged citizen leaders". If MVS is "grounded in Christian values", I question why MVS is being what can only be called sneaky about this whole process. If their cause is just, and their application is as harmless as they say it is, why are they acting this way? Why wouldn't they take questions from the floor at either of the CMIs? Does promising to every party in the founding of the school there would not be lights and the very first chance they get they're filing to have lights on a field reflect Christian values of honesty, integrity, being true to your word, doing unto others, etc.? There are *MANY* unanswered questions that are not addressed at all in the application. Just a few that I have (not to mention the questions from the CMI which were typed into the menti.com website and have not been fully addressed) ... 1.) If the city grants the permit, ignoring the still-in-effect written agreements stating no lights on any field at MVS, what are the penalties if the school violates the policy? For example, what happens if a ball game goes past 10:30 pm? Does MVS pay the neighborhoods and/or the city a set amount for violating the agreement? Because if there's a game going on and it's 10:30 PM, there is absolutely no way they'll stop it, turn off the lights/PA, and then resume when it's light outside. 2.) What penalties would be in place if the "non-game, no PA system, but lights on" practice sessions and/or "community events" at MVS go past 10:30 PM? I can tell you that I hear noise from "high school kids

being high school kids" fairly often from the school when I'm in my house/yard. Even if the lights go off at 10:30 PM, what penalties are in place for noise that will inevitably follow lights being on at MVS? 3.) MVS has consistently violated the "border" agreements between the school and MVW neighborhood by clearcutting trees in the border area, as well as storing athletic equipment in the border area. What are the penalties if the school doesn't abide by these? The application states "dense vegetation", but so did the initial zoning approvals, and it's easy to see that wasn't abided by. Also, as previously mentioned, personnel from the school stated that the existing and new plantings would not block the lights or noise to any significant degree for many years (until they grow in). I could go on, but I know that the answers to these questions are of paramount importance to residents of the neighborhoods who would be affected by allowing the field to be lit. The answers about noise, traffic, how much light would actually be seen in houses in MVW and other neighborhoods, etc. CANNOT be empirically stated with any degree of certainty (in the application, MVS says that a professional will do a "sound survey", but it still won't measure exactly how much noise will come from a stadium with more people in attendance after dark). For starters, the "dense vegetation" wouldn't grow into an effective light blocker (if it ever does) for years. What about the light that comes through until that occurs? I implore the planning commission to deny this request based on existing signed agreements between the school and neighborhoods. If the planning commission somehow approves this, I would then implore the city council to deny it. If this CUP application is approved, it is my belief (and the belief of well over 90% of my MVW – and Aria West – neighbors) that the planning commission/city council are saying to MVW and Aria West (and other abutting neighborhoods) that "protected neighborhood" status and the quality of life in Sandy Springs that was repeatedly stated in the Next 10 plan "doesn't apply to you, because MVS REALLY NEEDS a lit athletic field".

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029005613.980000

Citizen Name: Patty Pace

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6475 Canopy Drive Sandy Springs, GA

Comment: We strongly oppose the allowance of the Conditional Use Permit application to Mt. Vernon School. Adding lights to the athletic fields and allowing events to take place on the property nearly every evening of the week would adversely affect our neighborhood, Aria West. We chose to move to Aria two years ago so that we could be in a quality area close to the amenities of Sandy Springs. Having lights that we could see from our yards, along with the noise from the event and the increase in people and cars to the area would negatively impact our quality of life. As we understand it, the seller of the land made it a condition of the sale that there would be no lights on any field. The school now seeks to break that agreement and the friendly relationship to the adjacent subdivisions. Please deny the application and preserve the residential quality you strive for in Sandy Springs. Thank you.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 15, 2024 6:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241115231220.410000
Citizen Name: S F
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4516 Dartmoor Dr

Comment: I am writing to support the installation of lights for MVS. They are an integral part of the community and remain dedicated to being good neighbors. The lights would allow them to expand and improve current life offerings.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 12:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027164044.244000

Citizen Name: Odicie FielderKimbrough

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 800 Stratford Ct

Comment: No to lights on mount vernon field

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 5:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20241029205358.523000
Citizen Name: Mysty McLelland
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6477 Lucent Lane

Comment: I strongly oppose Mount Vernon School's proposed lights as they will destroy the very fabric of our neighborhood. I believe we would see a dramatic increase in crime and traffic, and we could no longer enjoy our front and back porches with our families and pets due to the disruptive noise every night until 10:30 p.m. Additionally, our property values would significantly decrease for all these reasons. These are our homes--our respites for wellbeing. Please protect us and please protect our quality of life.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105010718.187000
Citizen Name: Kate Burke
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 983 Dumbarton Court NW, Atlanta, GA 30327

Comment: We are in full support of lights for Mount Vernon!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Friday, October 18, 2024 4:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241018201919.606000

Citizen Name: Mary Osborn

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6570 Williamson Drive

Comment: MVW Resident - I strongly oppose the addition of lights to the athletic field at Mt. Vernon School. The school has not been a good neighbor, not abiding by covenants and other restrictions. The addition of lights would lead to an increase in noise and traffic, which is not in keeping with the spirit of our protected neighborhood.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Sunday, November 10, 2024 2:43 PM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



----- Forwarded message -----

From: Aaron Lincove <[REDACTED]>
Date: Sun, Nov 10, 2024 at 12:22 PM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
CC: <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

I am writing to express my support for installing lights at Mount Vernon's Ron Hill Field, which will benefit our students and the community.

As someone who grew up playing high school sports and always looked to my school as a source of community, improved lighting to allow for evening sports activities provides several benefits:

- Improved lighting would allow more families to safely participate in evening activities.
- Provide a safer environment for evening games, practices and community gathers, in addition to reduced heat-related issues for students playing during the hottest parts of the day
- Allow the school to offer more teams, including a girl's lacrosse team (which they currently do not have due to lack of practice space)

While I know there are concerns in the community, there are also community benefits which I feel need to be highlighted:

- Adding lights will expand the ability to use our own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices.
- Reduces kids desires, particularly High Schoolers, to be out roaming the Sandy Springs neighborhoods as they would have a safe place to congregate together, particularly on weekend evenings.
- Mount Vernon will continue to invite the entire community to attend theatre, dance, and music events throughout the year
- Mount Vernon will continue to inspire the next generation to serve Sandy Springs through service
 - New shoes for every student at Lake Forest and Ison Springs Elementary Schools via the Cocoa Classic - an MV Student initiative
 - Virtual Reality 'travel' experiences designed for Vernon Springs and Somerby Senior Living Facilities, which students created
 - Virtual Reality physical therapy experience designed for pediatric patients at Children's Healthcare of Atlanta
 - Hands-on service (1,000+ hours) and donations collected (10,000+ items) for Solidarity Sandy Springs, Atlanta Mission, and Toys for Tots annually

Councilwoman Reichel, thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority.

Sincerely,

Aaron Lincove (Parent of a Mount Vernon High Schooler and Pre-K Student)

LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 10:16 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105150747.837000
Citizen Name: Katy Harrison
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 310 Long Grove Ct. NW Atlanta, GA 30328

Comment: Lighting the field will provide an opportunity for MV students that they'd have the opportunity for at nearly every other school. We're so grateful to have found a school that's such an amazing fit for our family and children. It's like a warm, loving family, and such an amazing group that fosters community in so many ways deserves to provide its students with the amazing memories I have from my school years under the Friday night lights.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 1:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241031170213.278000

Citizen Name: Graydon Florence

Citizen Email: [REDACTED]
Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Address: 480 Mt Vernon Hwy NE Sandy Springs GA

Comment: Do NOT add lights to the football field. Please !

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 3:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030192833.224000

Citizen Name: Janice and Frank Roberts

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 450 Bridges Creek Trail NE Sandy Springs, GA

Comment: As a homeowner in the Mount Vernon Woods neighborhood for more than 17 years I've enjoyed living in a peaceful neighborhood in the heart of Sandy Springs, a progressive, well managed city. Mount Vernon School, if allowed to add lights to their athletic field, will take away from the sense of a residential area and add to the "commercial" feel of living in the city. This would be an adverse effect, and likely lower home values. It would be a loss to the quality of life for homeowners like me.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 2:16 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028180353.235000

Citizen Name: James L Costlow

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 495 Carriage Dr

Comment: I am opposed to Mt Vernon School installing stadium lights at their school. My property backs up directly to the school so this would greatly impact our ability to enjoy our backyard. Our bedroom is on the back side so this would impact us tremendously. Please do not allow this to happen!

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 12:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105174437.882000
Citizen Name: Cissy Zelickson
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 295 Meadowbrook Drive

Comment: I am writing to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 12:53 PM
To: COSS Planning and Zoning
Subject: Fwd: Mount Vernon Lights

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----- Forwarded message -----

From: Jason Rozenblat <[REDACTED]>
Date: Fri, Nov 8, 2024 at 12:52 PM
Subject: Mount Vernon Lights
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>, Jenna Rozenblat <[REDACTED]>

Dear Councilwoman Reichel,

I am writing to express my support for the proposal to install stadium lights at Mount Vernon's football fields. As a parent and community member, I understand that there are concerns from the nearby neighborhood, but I believe the benefits of this project far outweigh the potential drawbacks.

First and foremost, the installation of lights would provide our student-athletes with the opportunity to participate in evening games and practices, accommodating their busy schedules and offering them the chance to compete under proper lighting conditions. Many of our students rely on extracurricular activities like football not only for physical fitness, but also for building teamwork, discipline, and leadership skills that will serve them well throughout their lives.

Additionally, the lights would enhance the school's ability to host evening events, benefiting not only the football program but also other school activities such as band performances, track meets, and community gatherings. This would foster a greater sense of school spirit and community involvement.

I understand that the concerns of the nearby residents are valid, and I encourage a collaborative effort to address potential issues such as light pollution and noise. However, I believe that with proper planning and consideration, these challenges can be mitigated while still allowing our students the opportunities they deserve.

I respectfully urge you to consider the positive impact that stadium lights would have on our school and its students, and I hope that the city can move forward with this important project.

Thank you for your time and attention to this matter. I look forward to your support in helping provide the best opportunities for our children.

Sincerely,
Jason Rozenblat

7440 Brandonshire Road

Atlanta, GA 30350

[REDACTED]

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 1:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241030173720.344000

Citizen Name: G. Scott McCulley

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6570 Sentry Hill Trail NE

Comment: We have been Mount Vernon Woods Residents for 54 years. MVW is a very desirable neighborhood that has 250+ single family homes that has been very supportive of the city of Sandy Springs over the years. We moved into MVW because it is peaceful, has large lots, wooded, protected, quiet, pool/tennis recreation center, and a vibrant home owners association that protects the integrity of our community. Its thriving! " We are very against Mt Vernon school putting up lights on their outdoor sports field used for various sports activities. " Our concerns are: Lights being on until 10:30pm, 7 days per week. We are against the private school "renting" the lighted fields to outside organizations not affiliated with MVS for profit. This was supposed to be for their student athletes to use only. This has already affected the property values of homes bordering (120-150 feet) the field and will certainly continue to spread if lights are added. Our concerns are traffic on Mt Vernon road. How many fans will be driving to games, practices. Parking concerns- there isn't enough now for large crowds. Our experience with MVS in the past- they promised barriers with high berms, tall evergreen trees (30ft) to block lights and noise to Homeowners on Carriage Drive. Never done. Ask them. Does a private school non profit pay tax revenue to the city of Sandy Springs. Our homeowners do pay. Thank you for your consideration.
Scott McCulley

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LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, November 14, 2024 8:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241114125824.937000
Citizen Name: Allan (Rocky) Sveda
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6720 Castleton Dr Sandy Springs

Comment: My child is a student athlete at Mt Vernon, and no lighting greatly affects his participation in school sports. It's crazy that football games start at 2pm? It's too hot and how can a parent even get there in time?

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026184831.137000

Citizen Name: Peyton White

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 400 Greenlaurel Dr.

Comment: Please do not approve the above zoning request for lighting. The nearby neighbors were promised no lights as a condition of the gift of land from the Glenn family. The Council does not have the authority to break that promise! There was the stipulation of NO LIGHTS on the field which is on that land. Further, to commercialize any gift of allocated green space is an abomination of neighborhoods to which Sandy Springs residents were attracted in the first place- quiet, peaceful, family-oriented areas. Thank you for your attention, and please vote NO.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, November 6, 2024 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241106154736.657000
Citizen Name: Julie Bastek
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 3645 Ivy Road NE

Comment: I am in support of the lights

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 12:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029161231.992000

Citizen Name: Cara Welin

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6310 Cherry Tree Lane Sandy Springs

Comment: We are MVW residents and a MV non-sports family. I personally feel if you bought a home behind a school -- surprise -- you may see and hear a school. If there are any original homeowners on Carriage, backing up to the school, they are the ONLY people who have a legitimate right to fight the new lights. And I think there may only be one home so the entire gripe seems moot to me. Now being that said, MV MUST follow rules agreed upon or be held legally and financially responsible. I wish both parties calmed the heck down and get rid of the signage and hostility -- it's frustrating and dividing the community. The anger and signs will hurt our home values more than lights for a school.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105040621.541000
Citizen Name: Molly Bentley
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6368 Vernon Woods Dr Atlanta Ga 30328

Comment: I vote yes on the lights for Mount Vernon school.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, September 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240928233107.183000

Citizen Name: Camella Curren

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 785 Glengate Pl

Comment: Gates at Glenridge Resident Opposed to Lights On Friday, Sep 27th could hear the noise from the fields at my house. Figured it sis game day. On Saturday, Sep 28th again noise from the fields. Lights will only make this problem worse. Let the kids play during daylight and sleep at night.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:16 AM
To: COSS Planning and Zoning
Subject: Fwd: MV Lights

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: McMennamy, Lisa <[REDACTED]>
Date: Tue, Nov 5, 2024 at 1:51 PM
Subject: MV Lights
To: jreichel@sandyspringsga.gov <jreichel@sandyspringsga.gov>
Cc: akatz@mountvernonschool.org <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

My name is Lisa McMennamy, and I'm a Brookhaven resident and Mount Vernon Parent. I have had one daughter graduate and still have one daughter there in 9th grade. I am writing to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs.

I believe that installing lights at Mount Vernon's Ron Hill Field will greatly benefit our students and the community. Increased opportunities for sports help reduce screen time, which is negatively impacting this generation with increased anxiety, depression, and suicide. Improved lighting would allow more families to safely participate in evening activities. Additionally, adding lights will expand the ability to use our own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices. This will also help reduce heat-related issues for students playing during the hottest parts of the day and allow the school to offer more teams, including a girl's lacrosse team, which they currently do not have due to lack of practice space.

Mount Vernon will continue to inspire the next generation to serve Sandy Springs through service

- New shoes for every student at Lake Forest and Ison Springs Elementary Schools via the Cocoa Classic - an MV Student initiative
- VR 'travel' experiences designed for Vernon Springs and Somerby Senior Living Facilities, which students created
- VR physical therapy experience designed for pediatric patients at Children's Healthcare of Atlanta
- Hands-on service (1,000+ hours) and donations collected (10,000+ items) for Solidarity Sandy Springs, Atlanta Mission, and Toys for Tots annually

Mount Vernon School has been willing to make this process as smooth and beneficial as possible for the MV Woods neighborhood. Whether it's planting more trees or beautifying the community area, MV School has been open to discussions with MV Woods.

Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority.

Sincerely,

Lisa McMennamy

Shopper Insights Lead

The Boston Beer Company

C: 404-444-9718



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--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, September 25, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20240925011812.811000
Citizen Name: Molly Bentley
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6368 Vernon Woods Dr.

Comment: I am resident of the MV Woods neighborhood and I am in favor of the lights.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, November 7, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241107014211.833000
Citizen Name: Phil Moore
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 255 Rivermere Way Sandy Springs

Comment: I fully support the permit to allow illumination of one athletic field at Mount Vernon School. The lights are needed for a number of reasons. Here are some reasons why I support this application: Increased opportunities for sports help reduce screen time, which is negatively impacting this generation with increased anxiety, depression, and suicide Improved lighting would allow more families to safely participate in evening activities. Adding lights will expand the ability to use the School's own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices. Reduce heat-related issues for students playing during the hottest parts of the day Allow the school to offer more teams, including a girl's lacrosse team (which they currently do not have due to lack of practice space) The School is a good neighbor and is taking appropriate measures to mitigate the concerns of neighbors. Mount Vernon has demonstrated their commitment to the community in a number of ways and will continue to do so including: Mount Vernon will continue to inspire the next generation to serve Sandy Springs through service New shoes for every student at Lake Forest and Ison Springs Elementary Schools via the Cocoa Classic - an MV Student initiative VR 'travel' experiences designed for Vernon Springs and Somerby Senior Living Facilities, which students created VR physical therapy experience designed for pediatric patients at Children's Healthcare of Atlanta Hands-on service (1,000+ hours) and donations collected (10,000+ items) for Solidarity Sandy Springs, Atlanta Mission, and Toys for Tots annually Mount Vernon is and will continue to be a good neighbor. This application should be unanimously approved. Thank you!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 11:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027153944.670000

Citizen Name: Tina and mike sullivan

Citizen Email: OCGA 50-18-72(a)(20)(A)

Citizen Phone: OCGA 50-18-72(a)(20)(A)

Citizen Address: 6395 glen oaks lane

Comment: We live in Glenview across Mt. Vernon hwy from the sports fields of Mt. Vernon school. We oppose allowi g the school to install lights for the following reason: we can hear the kids cheering their sports teams during the day. We enjoy this. However, we do not want to hear this during the evening amd night.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Tuesday, December 3, 2024 2:58 PM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: Nita Saetie Taylor [REDACTED]
Date: Tue, Dec 3, 2024 at 2:14 PM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

My name is Nita Taylor, and I'm a Sandy Springs Resident and supporter of Mount Vernon School living on River Valley Road 30328.

I'm writing to express my support for installing lights at Mount Vernon's Ron Hill Field, which will benefit our students and the community. One of the main reasons I am supportive of this initiative is the importance of supporting physical activities like organized sports for our kids. Given the immense data that we have on the harmful effects of screen time on our children, I really appreciate everything that our local government has been doing to get families and especially our children outdoors by greeting beautiful spaces, and making the city more walkable. Improving the lighting would help more students and families safely participate in evening activities. Additionally, adding lights will allow more sports to be offered by the school, which they currently are not able to due to space and time constraints.

Additionally, this initiative will inspire our children with the importance of civic engagement and the importance of our local communities.

Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority.

Nita Taylor
River Valley Road, 30328
[REDACTED]

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Sunday, November 24, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241124022444.988000
Citizen Name: Emily Edwards
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4620 Wieuca Road NE Atlanta, GA 30342

Comment: With more than 80 teams relying on field access, we are facing a serious shortage of space. As a resident of Sandy Springs, I strongly encourage your support for installing field lights at Mount Vernon School. This improvement would enable evening practices, ensuring we can better accommodate the needs of our teams. Additionally, adding field lights would create opportunities for evening games, drawing more members of the Sandy Springs community to come together and support local athletics. These events would also encourage visitors to dine at nearby restaurants and explore local businesses, contributing to the economic vitality of our area and enhancing the sense of community in Sandy Springs. Thank you for considering this important enhancement.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Friday, October 25, 2024 2:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241025180541.336000

Citizen Name: Dale Schulze Masters

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 451 Carriage Drive Sandy Springs, GA 30328

Comment: (MVW Resident) I do not want the lights at the MV School Campus. The sale of the property for the purpose of constructing this school was supported by neighbors, based on the agreement that there would be no lighted athletic fields. MV School proceeded with construction fully aware that lights were prohibited to protect the peaceful character of the neighborhood. Now they do not wish to honor that prior arrangement. The school has flourished and is at capacity without lighted fields. They have other options. If MV School is sincere that its sole desire is to offer more extracurricular activities and practice opportunities for the student body, then they can use the land they already have to build more fields to accommodate the students' needs. On the other hand, the neighborhood is left without any alternatives. With addition of lighting, the neighbors property values will suffer, not to mention the detriment to quality of life. Especially troubling is the possibility of the athletic fields to be used by 3rd party rentals. Security and privacy will be compromised. No amount of plantings can block visibility or reduce noise from events taking place. Other private schools in the vicinity have lighting restrictions, so please extend this common sense thinking to preserve and protect our precious Mt. Vernon Woods neighborhood.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029105738.550000

Citizen Name: Libby Harris

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6263 Vernon Woods Dr

Comment: I am a resident of Mount Vernon woods S/D. I am very concerned about the school getting permission to put lights up on their football field. I am worried about the traffic, parking and noise coming from the PA system and fans which can last until 10:30pm every night of the week. As a real estate appraiser I feel this will have a negative impact on our home values. All homes don't border the school but sales that do will be used as comparable sales. Please protect our neighborhood

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 2:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029184408.910000

Citizen Name: Bruce Maslia

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5144 S Trimble Rd Atlanta, GA 30342

Comment: The Glen family specified no lights when they gifted the land to the school. How can you approve this....Please vote no

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027003034.378000

Citizen Name: Melissa Patterson

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 405 Woodall Way Sandy Springs GA 30350

Comment: NO. I oppose lights at Mt Vernon school athletic field.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105012336.244000
Citizen Name: Nicole Buie
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)
Citizen Address: 1463 Hearst Dr. NE, Atlanta, GA 30319

Comment: These lights are an important safety feature required for one of the best private schools in Atlanta. I strongly support the installation of these lights that are designed with minimal to zero impact to the surrounding community.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 11:01 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105155033.392000
Citizen Name: Brad Huff
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 1450 Northwold Dr Atlanta, GA 30350

Comment: As a citizen of Sandy Springs I am in favor of The Mount Vernon School adding lights to Ron Hill Field.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 9:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029132721.699000

Citizen Name: Robert D. Jones

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6357 Vernon Woods Dr.

Comment: Like the vast majority of the residents in the community, I oppose the lighting of the athletic fields at the school. I'm not unsympathetic to the desires of the school but the negative impact to our neighborhood is too great a cost. With the lights comes additional noise, traffic, etc. For some, property values will drop. The noise, which is currently manageable, will go later in the evening far too often. There is no way it will be limited to a few nights a year. That just isn't realistic. The expense of the lights wouldn't be worth it for the school if that was the case. I urge you to deny the application and keep our neighborhood character intact. Our quiet oasis in the midst of this beautiful city is worth preserving. It's that character that brought us here in the first place.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, September 26, 2024 4:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20240926201607.283000
Citizen Name: Roy & Diane Torbert
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6565 Sentry Hill Trail Atlanta, Georgia 30328

Comment: Mount Vernon Woods Resident, Our concern as a home owner in Mt Vernon Woods is the amount of use the school is going to have the light, noise and traffic durning the week. We understand that the school is going to rent it out to other schools that need fields so that it will be used 5-7 days a week. If just Mount Vernon used it for Friday night football that's one thing but renting it out to other schools is not what a neighborhood should have to deal with.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, September 30, 2024 12:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20240930160752.573000
Citizen Name: Elizabeth Record
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 531 Carriage Dr Atlanta Ga

Comment: I am a resident of Mt. Vernon Woods and I am AGAINST lights at Mount Vernon Woods School. The neighborhood will be negatively impacted by lights late in the evening, noise from PA system and fans and traffic issues. The school plans to rent the field 7 days a week. This will unfairly and totally impact the quality of life and peace and tranquility that Mr Vernon Woods residents deserve as residents of Sandy Springs. Thank you

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ24-0002

Categories: Comments

Case ID: RZ24-0002

Time Submitted: 20241028143019.648000

Citizen Name: Virginia Fuller

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 4825 Merlendale Court Sandy Springs, GA

Comment: Permit Lights on the Ron Hill Field.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, November 25, 2024 5:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241125223129.854000

Citizen Name: Laura Spence

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6497 Cherry Tree Lane

Comment: Mount Vernon School is requesting lights and saying they will voluntarily comply with Dark Sky guidelines. There are several issues. One is you can't get a Dark Sky certification until after the lights are installed. Second what will the school do if the lights get installed but do not achieve a Dark Sky certification. Third once the lights are installed what prevents the school from changing to a light, they like better that does not follow the Dark Sky guidelines after a very short period of time. Third Brad Schlesselman, senior research engineer at Musco, is the Treasurer on the Dark Sky board of directors. Certainly, Brad has a conflict of interest in working for both Musco and Dark Sky when it comes to Musco claiming it will get Dark Sky certification. Forth Dark Sky is really focused on the night sky not what the neighbors at ground level will see or hear. Finally, Musco gave a demonstration that did not accurately represent what will be seen and has provided a list of schools to go visit for lights but when challenged they say they are not a representation of what will be installed at MVS. Why is Musco showing things then claiming they are not good demonstration but wants neighbors to trust that what they will install will be acceptable. Nothing they have referenced for us to visit is acceptable and they know that. I am firmly against any light installation on the MVS athletic fields.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, November 7, 2024 9:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241107141412.859000

Citizen Name: Michael Zelickson

Citizen Email: [REDACTED]@gmail.com

Citizen Phone: [REDACTED]

Citizen Address: 295 Meadowbrook Drive Atlanta, GA 30342

Comment: I am writing to you as a concerned citizen, albeit not a resident (although we live directly across the street from the city line of SS & Atlanta), to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs. The development and enhancement of educational and recreational facilities in our communities are vital for fostering a thriving and cohesive society. While I may not reside in Sandy Springs (again, living less than 50 feet from SS), I support many of the city's businesses and restaurants, and I recognize the importance of investing in infrastructure that benefits both students and the wider community. The Mount Vernon School has fostered academic and extracurricular excellence for many years, in addition to supporting local organizations through campus-wide community service projects. The absence of proper lighting at Ron Hill Field has hindered the full utilization of this space for sports and community events, limiting opportunities for both students and residents. By adding lights to Ron Hill Field, we can create a safer and more accessible environment for early evening practices, games, and community gatherings. This improvement will not only benefit the students of Mount Vernon School. Additionally, it will promote physical fitness and social engagement among our youth, fostering a sense of belonging and pride in our community. I urge you to prioritize this initiative and work towards making it a reality. Your support in this matter would greatly contribute to the overall well-being and development of the Sandy Springs community. To expand on the safety aspect, by having lights their teams will be less likely to have to communicate to another location, this reduces the chances of accidents and other non-property dangers. I liken this to Chastain Park where there are specific times that lights/concert have to be completed. That venue has only enhanced the desire for people to live in and around that community. I have also attended many games at Dunwoody Senior Baseball and the ambient light from the new LED lighting is very minimal. There is no reflection into neighboring properties and when the lights go out, it's completely dark. Any resistance to this is merely from people that do not want to grow and be a part of with their community. There is no doubt that the impromeny and growth due to Mount Vernon has only increased property values around the school and will continue to add incremental value to the area. Thank you for your attention to this request. I trust in your commitment to serving the interests of all constituents, regardless of residency.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 3:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027190308.585000

Citizen Name: Susan Cameron

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5555 Errol Place Atlanta, GA 30327

Comment: Don't allow lights at Mt Vernon School!!! The adjacent community was told there would be no lights at night when the high school was built. It is unethical to go back on that now, years later, after the community approved it. This is a shocking request! It does not reflect well on the character of the school. I am a 43-year resident of Sandy Springs.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, November 13, 2024 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241113151623.703000

Citizen Name: Laura Spence

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6497 Cherry Tree Lane

Comment: One item I have heard from the school and second hand from Jody Reichel is the city can put limits on the CUP that would control frequency of use of the lights as well as the use of PA systems. The issue with that is enforcement. We have been told that the police will not enforce noise at a sporting event. I am certain this applies the use of lights as well. There are several other issues with enforcement. The school does not seem worried about complying with the rules of the city. Outdoor work was being performed at the school just this weekend in violation of a permit they have not even posted. There was excavation work being done on both Sunday Nov 10 and Monday Nov 11, one a weekend and the second a holiday. Work is not supposed to happen on Sunday's or Holiday's. The school may try to blame the contractor, but the school was open on the holiday and allowed the contractor to work on that holiday. When code enforcement was contacted about the work on the Sunday all they said was the contractor apologized. That is no enforcement. We have also been told they can be fined but I believe the fines are very minimal so no real incentive to force the school to comply. In addition, any of this enforcement puts burden on the neighborhoods to monitor, report and follow-up to get any enforcement done. Code enforcement does not drive around looking for violations of noise and light usage. Also, frequently when these are occurring code enforcement is not even working as it is after hours. I called the community response center to address an enforcement issue for working on a holiday on Monday November 11, and the response was "call city hall" which was closed for the holiday. The community response person didn't even take down my complaint. I ended up calling 911 myself which was the second day in a row the contractor was reported for working on a Sunday or holiday. You can't call this any kind of enforcement. Once the lights are up not only would any kind of enforcement be next to impossible the school will keep asking for more. My understanding the school is modifying their request to voluntarily add some restrictions to their application. But give the school a little time and they will want those restrictions changed. Whether it be the school adding restrictions or the city once the lights are up, they school will continually ask for changes. The school has proven this by agreeing to no lights in the 2017 CUP and are now asking for lights. It is not that lights were not addressed in previous CUPs it was explicitly stated NO LIGHTS.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, October 22, 2024 6:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241022215337.283000

Citizen Name: chris weissman

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6422 Lucent Lane

Comment: I have great concern regarding the addition of lights to the athletic field at Mount Vernon School as it will significantly disrupt the peaceful enjoyment of my property. My home backs up to the Mount Vernon School Athletic Fields and can currently hear the football games (including sound system, bands, fans, whistles and horns) between 4:00 - 7:00 every football season. I also hear the sound system or very loud speakers during many football practices during the week. (some of the music has inappropriate lyrics). I find it disruptive to my enjoyment of my back yard and my deck, but I know it will be finished before I go to bed or put my grandchildren down to sleep. The proposed C.U.P would allow for sporting events with full use of the sound system and the participation of bands, etc. until 10:30, every night of the year - including the weekends. The school has claimed that the lights have a "zero foot candles" beyond the property line, but that is a measurement taken from above the field, not from my bedroom. The C.U.P doesn't substantively address the glare associated with lights that are 70 feet in the air. If these lights are allowed to be installed, I will have glare from the lights coming through my bedroom window every night of the week. That will mean I will have glare from my deck every night of the week. This puts at risk sleep patterns as well as casual enjoyment of my yard and my home. The school has indicated that they will install trees to help block the light, but they have made it clear that the 10-12 ft trees they are proposing will do nothing to reduce glare for 20-25 years. Further, the school will have the opportunity and the right to rent their field if they so choose, meaning this could all go on every weekend. I ask that every member of the City Council and the Planning Commission consider if they would be comfortable having light glare coming through bedroom windows every night. Would they be comfortable having sporting events (and corresponding PA usage, Timer Horns, Bands, etc.) Playing in their backyards every night. The school has said they are willing to grant concessions, but it has been made clear that it will not be their responsibility to police these concessions to be sure they are abided by. I also believe that the stipulations they would consider adding cannot be enforced by the city - leaving any concession meaningless. For anyone involved in the decision making here, ask yourselves - if you were in my shoes, would you be happy having quiet evenings disrupted every night? I suspect for all of you, the answer is NO.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Sunday, November 10, 2024 3:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241110202909.021000
Citizen Name: Mark Stubblefield
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4992 Rebel Trl

Comment: Mount Vernon is doing everything in its power to provide a path forward to get lighting for their kids to be able to use one of the fields, on specific days of the year, to provide as minimal disruption to the surrounding neighborhoods. The school should be allowed to progress with adding lighting to their field so the kids have the ability to have home games and train as it gets dark. Friday night lights is such a great thing for kids to experience and they are unfortunately unable to currently do so at Mount Vernon. Between the state of the art lights and extra foliage, the disturbance to surrounding neighborhoods should be very limited if not eliminated entirely.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 4:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030203809.498000

Citizen Name: Michael Votta

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6370 Lucent Lane Aria West

Comment: I totally reject the idea of lights at MVC as it would greatly affect the quality of living in my townhome that borders the football field. Additionally, we would be looking up into the lights from our deck that is 30'high. MVS is and has not been a good neighbor and their history of breaking promises is suspect in moving forward I totally OPPOSE any lights

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, September 24, 2024 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20240924145524.564000
Citizen Name: Kristen Engle
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 303 Mount Vernon Cove

Comment: I do not have a problem with the school installing lights for their fields, AS LONG AS, they have STRICT time restrictions during the weekdays AND the weekends for games. 9pm is late enough during the week and 10 on game nights. However, at this point, I really don't trust or have faith in the school doing what they say they will do and both of my kids attended this school 🙄

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ24-0002

Categories: Comments

Case ID: RZ24-0002

Time Submitted: 20241028003545.567000

Citizen Name: Heatherann O'Connor

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 419 Carolwood lane

Comment: Allow lights for the school. Society needs to stop discriminating against private schools. If this were a public school there would lights on the fields

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 9:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241031133454.468000

Citizen Name: Carrie Patrick

Citizen Email: [REDACTED]
Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Address: 7005 wycombe road

Comment: I've been a resident of Sandy Springs for 11 years. The area is a wonderful place to live and to raise children. I have no objections to lights at MV and I feel like it will enhance the campus. In addition, it will help keep young athletes safer during hot sporting events if they are able to play when the sun goes down. All those that object to this important improvement should ask themselves if they were once opposed to the City Springs development? That certainly brings lights, noise and traffic, but it also brings such value to Sandy Springs. Change is hard, but it's a fact of life. I hope that the city council will think about the entire community of Sandy Springs and not just the loud complaints of one small neighborhood.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, November 6, 2024 12:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241106171335.846000

Citizen Name: Justin Patrick

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 7005 Wycombe Rd

Comment: My family and I are 11 year residents of Sandy Springs. We have loved every minute of our time in this great city. For the vast majority of our time in Sandy Springs our two children have been a part of the Mount Vernon community. Starting in preschool and now part of both lower and middle schools we have enjoyed experiencing the impact Mount Vernon has had on the community and the community's embrace of Mount Vernon. Just as city springs has brought great joy to families of this community Mount Vernon continues to bring a similar excitement and happiness. The concerns of noise and disruption lights at Mount Vernon might bring appear unfounded when you consider the addition of city springs, the proximity to GA400 and Roswell and the commitment the school has made to the community. Unfortunately, we are working with a neighborhood who remain unwillingness to be open-minded. My children are in 5th and 7th grade and fully intend to continue their educations through the high school. Mount Vernon is a welcoming and loving community focusing on supporting others and bringing positive values to all. A school founded on positive values becomes a pillar of the community. This is what Mount Vernon does for Sandy Springs. Two amazing entities focused on a future of growth and success. My children play football, basketball, volleyball and soccer for Mount Vernon. They have loved every second of these experiences. Even with this they remain diligent students in the classroom and community. Plus they are on travel soccer teams. It is a lot and the lack of lights creates real challenges for our children to engage in all activities they desire. And all this before you even consider the health ramifications the heat brings to our youth during after school activities. We must appreciate the safety of our youth is first and foremost in our thinking. Mount Vernon has been nothing but cordial throughout this entire process while the neighborhoods have spewed vitriol and anger towards our student athletes and a school bringing so many great virtues to our amazing community. Please put the safety of our students first in your considerations for lights on the sports field at Mount Vernon.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:13 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field; I Support Mount Vernon School and its positive impact on Sandy Springs

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Randall Duncan [REDACTED]
Date: Mon, Nov 4, 2024 at 7:53 PM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field; I Support Mount Vernon School and its positive impact on Sandy Springs
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Dear Councilwoman Reichel

My name is Randall Duncan, and I'm a Sandy Springs resident and parent supporter of Mount Vernon School living in zip code 30350.

I'm writing to express my support for installing lights at Mount Vernon's Ron Hill Field, which will benefit our students and the community. I attended a lengthy community meeting to listen to and understand the concerns of the surrounding neighborhoods. I believe the school has taken reasonable steps to limit the impact on the surrounding neighborhoods.

I believe the lights will increase opportunities for sports to help reduce screen time, which is negatively impacting this generation. My own daughter plays soccer for Mount Vernon. Oftentimes, the team cannot practice on campus because of limited field time among the various teams. Adding lights will expand the ability to use our own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices. Furthermore, it will open the possibility of reasonable start times so that both the boy's and girl's teams can play in the same afternoon/evening without interruption.

Improved lighting would allow more families to safely participate in evening activities and allow the school to offer more teams, including a girl's lacrosse team (which they currently do not have due to lack of practice space).

I believe a vibrant Mount Vernon School offers great benefits to the greater Sandy Springs community. Adding lights would create a safer environment for evening games, practices, and community gatherings and enhance the student experience for many Mount Vernon students. Positive student experiences and outcomes will continue to increase the reputation of the school. As a result, Mount Vernon will continue to inspire the next generation to serve Sandy Springs through service. My children have participated in numerous service projects over the past several years, inspired by the administration and faculty at Mount Vernon.

Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority.

Sincerely,
Randall Duncan
5030 Lazarian Court
Sandy Springs, GA 30350

--

Anne Katz
Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 2:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030181548.925000

Citizen Name: [REDACTED]

Citizen Email: [REDACTED]

Citizen Phone: 404-954-2762

Citizen Address: 76 Putnam Cir NE

Comment: I am writing to express my strong support for the proposal by The Mount Vernon School to install lights on its football field. I am a father of three children who attend the school, all of whom are engaged in sports and other after school activities. I believe that adding lights to the field will have a positive impact on the community, the school, and the student-athletes who use these facilities. Remember, these are future leaders in our community. First and foremost, adding lights to the football field will allow for greater flexibility in scheduling practices, games, and events, giving students more opportunities to engage in after-school activities without having to miss important academic or family commitments. With lights, will be able to schedule games and practices in the late afternoon and early evening, which will reduce scheduling conflicts and accommodate more families who wish to attend. It should be known that due to the lack of lights, the school uses facilities at nearby schools with lights, creating significant scheduling issues. Furthermore, late afternoon and early evening events foster a sense of community. Neighbors, families, and alumni can gather and support the teams, enriching the school's spirit and promoting positive relationships within the community. Additionally, these events would create an opportunity for local businesses to benefit from increased activity in the area on game days, contributing to local economic growth. While some residents may have concerns regarding potential noise or light disturbances, The Mount Vernon School has proposed significant measures to minimize these effects, such as limiting usage hours and installing modern, energy-efficient lighting with directed beams to reduce spillover into nearby properties. I am confident these efforts will address any concerns and ensure the new lighting benefits everyone. I would note that the nearby neighborhoods have refused to engage with the school to seek an amenable solution to their concerns, despite the school making an outreach. In closing, I encourage you to consider the long-term advantages that these lights will bring to our community and to support The Mount Vernon School's request. Thank you for your attention and consideration of this matter, and I hope you will join me in endorsing this positive development for Sandy Springs and its up-and-coming community leaders.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:16 AM
To: COSS Planning and Zoning
Subject: Fwd: Lights on Ron Field

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Tom Watson <[REDACTED]>
Date: Wed, Nov 6, 2024 at 4:28 PM
Subject: Lights on Ron Field
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Dear All, As grandparents to new 5th grader Jack Cunliffe, my wife, Mary and I are writing in support of the installation of lights on Ron Field. High school athletics are a formidable part of many young boy's and girls' high school experience. Along with academics, civics and other extracurricular activities, athletics provide for the well rounded individual.

Without lights, mid Oct through April becomes a challenging period to practice those sports that are traditionally played outside due to the short daylight periods.

Additionally, the Friday evening football games played at night gives parents a chance to complete their workday and still make it to the game.

Sincerely, Tom and Mary Watson

--

Anne Katz
Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 21, 2024 2:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241021181034.008000

Citizen Name: Amy Kanderis

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 430 Bridges Creek Trl

Comment: I OPPOSE MVS HAVING STADIUM LIGHTS. I am a proud parent of a Mount Vernon School (MVS) alumni. I am a homeowner in Mount Vernon Woods. I have been a resident and taxpayer of Sandy Springs since its inception. The school procured the land in a gracious arrangement with the Glen Family knowing it was in midst of neighborhood setting. The Glen family carefully negotiated who they would sell the land to in order to protect the neighbors. Don't be fooled by the school's tug at your heart strings that it's "for the children." It's about the money. In the school's 2023-2024 Impact Report and Strategic Plan, the school openly states they are looking for Emerging Sources of Non-Tuition Revenue (page 18): currently Tuition and Fees makes up 93% of school revenue; school highlights some non-tuition revenue with goal of expanding and identifying new markets to take pressure off tuition increases. Renting lighted and wired (for sound) stadiums to ANY organization 7 days a week until 10:30pm would be a phenomenal revenue source! However, a non-profit would not aid any money to the city of Sandy Springs nor its residents. <https://mountvernon.school.org/strategic-plan/#impactIntro/> In past years the school has rented (or loaned in return for a tax deductible donation) to businesses, schools, team sports groups, and other camp organizations (including National Football League (NFL) summer camps). It all sounds like a kind gesture, but the school is a business at the end of the day. If it truly was about the kids, the school could take a multitude of different approaches: * teaching integrity around agreements MVS made over years with homeowners and neighbors * look for other land locations to build fields with lighting (that are not yards from neighbor homes) * teach economics about how the lights would impact neighbor home quality of life and home values * focus on sports where MVS excels - swimming, diving, golf, tennis (the swim and dive teams practice at Marist) * utilize new North Spring stadium when completed (I drove my MVS student to games at Northsprings during her high school years - why is this not suitable?) Kristy Lundstrom, CEO of MVS, recently stated that 60% of school families reside in Sandy Springs or Dunwoody (DeKalb County) and she couldn't define down to Sandy Springs only when further pushed for clarification. Further inspection of the student families estimate only 29% of study body resides in Sandy Springs. Only 29% of study families vote or pay taxes to the city of Sandy Springs. As a voter and tax payer, I am against the lights at city of Sandy Springs for many reasons - I disagree with MVS's comments that they have solved the issues. They use fancy words and artistic renderings which slant towards their favor, but when you press deeper and do your homework - they are meaningless and inaccurate. Facts - * Lights are prohibited in the current CUP (not expiring) * If approved, lights will be mounted 70-feet high; equivalent to the brightness of 3,700 100-watt bulbs * There are NO restrictions in the CUP request and it allows lights 7 days a week until 10:30pm * Loss of home values: realtors already reporting lost contracts due to MVS requests * Quality of life: we have a right to a peaceful evening in our own backyards free of noise, lights and traffic * Security: residents experience peeping into yards and

urinating (and yes, even defecating) behind trees near homes * Traffic and Parking: school cannot accommodate parking today with no plans to adding any parking; I disagree with school's assessment (which they provide no details other than a 'thought process') that lights will actually make traffic better * Enforcement: MVS has not abided by promises given in the past. City of Sandy Springs does not have staff or resources to enforce and private or public code violations = only the neighbors and city suffer

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Samuels, Ian

From: Sandy Springs GIS
Sent: Friday, September 27, 2024 8:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240927123408.404000

Citizen Name: Beth Gupta

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6296 Vernon Woods Drive; Sandy Springs; 30328

Comment: As a resident of the Mount Vernon Woods neighborhood in Sandy Springs and a registered voter in this district, I am writing to express my support for the installation of lights at Mount Vernon School's Ron Hill Athletic Field. This initiative would be a tremendous benefit to our community, providing a multitude of advantages for our students, athletes, the MVW neighborhood, and the entire city of Sandy Springs. Currently, limited daylight hours restrict practice times for many sports teams. Lights on the field would allow for:

- **Extended Practice Time:** Athletes could practice later in the day, especially during the fall and winter when daylight hours are shorter. This would enhance their skills, improve team performance, and provide more opportunities for training.
- **Increased Participation:** Lights could encourage more students + families to participate in athletics.
- **Varied Traffic Patterns + Times** with busy schedules or after-school activities. Right now, many home football games must coincide with the 3pm school departure time, meaning MV students' families must either A) forgo the last half of the academic day, B) miss the opportunity to attend home football games due to working hours, and in most cases C) both.
- **Community Events:** Evening games and events could be held, fostering school spirit, community pride, and offering additional entertainment options for families.
- **Increasingly Competitive Athletic Programs:** The ability to practice at hours conducive to students' balance between education + physical activity, as well as families who hope to participate, will help attract + retain top-tier athletes + coaches/staff. I understand that there may be concerns about sound or potential light pollution from a few select neighbors with adjacent homes. However, I believe these concerns can be addressed through careful planning and the use of modern, energy-efficient lighting systems. From my understanding about the proposed methods, The MV School's attempts to use the most progressive technology in both sound and lighting are wholeheartedly aimed at mitigating as much negative impact as possible to those few neighboring homes. On a personal note, when we looked at buying the lot we built on 6 years ago here in MV Woods, I distinctly remember our 2nd viewing of the lot to be on a Friday afternoon; I could see families and kids walking from the neighborhood and the Lower Campus to the Upper Campus at The MV School to attend a football game. I thought about how amazing it was to be so close to downtown Atlanta and all of its amenities, yet still feel that "small town feel" that I had grown up in myself in a small town in Alabama. This neighborhood, to me, represents the best of both worlds and is one of the reasons I love it here so much. After living here for 6 years, the city of Atlanta has sprawled and Sandy Springs has shifted and grown, continuously meeting the residents at each turn with the quality of life, enhanced facilities, necessary safety protocols through SSPD, and the increased amenities that come along with that growth. Those increases in amenities and quality of life have resulted in our city and our neighborhood becoming increasingly more desirable, which is beneficial for everyone involved. For years, The MV

School has been a cornerstone in Sandy Springs, fostering and pioneering advances in academic and extracurricular excellence for many years, in addition to partnering with and supporting local organizations through campus-wide community service projects. It's undeniable that MV School is indeed yet another factor in this area's desirability, and the more competitive the school can be in every facet (including athletics), the more desirable the surrounding neighborhoods will continue to be. This is a win for everyone, so I hope the City can both continue to meet the growing needs of the businesses, residents, and schools within Sandy Springs while encouraging The MV School to take the reasonable action necessary to mitigate negative impact on the neighboring homes. For the reasons stated above, I wholeheartedly support the installation of lights on The Ron Hill Athletic Field. This project would be a valuable investment in our students, our school, my direct neighborhood of MV Woods, and the entire SS community overall. Thank you for reading, taking the time to listen to all of us, and consider all of our viewpoints. Sincerely, Beth Gupta 6296 Vernon Woods Drive NE Sandy Springs, GA 30328

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, November 20, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241120034107.227000
Citizen Name: Elizabeth Chambley
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 7485 twin branch rd

Comment: Please let us have conditional light usage for our kids and their activities! All other schools private and public have this ability and it has hindered our children from activities other students across the city and state have

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 11:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029152944.452000

Citizen Name: [REDACTED]

Citizen Email: [REDACTED]

Citizen Phone: 4042409663

Citizen Address: 6175 Mountain Brook Lane

Comment: Do not allow outdoor lighting on athletic fields.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, September 29, 2024 1:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20240929174233.570000
Citizen Name: Jessica Trusselle
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 619 Carriage Dr Atlanta GA 30328

Comment: I am opposed to this. I live at 619 Carriage Dr. This directly affects my property. Thank you.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:12 AM
To: COSS Planning and Zoning
Subject: Fwd: We Support Mount Vernon School and its positive impact on Sandy Springs

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: Henry Hoyal [REDACTED]
Date: Mon, Nov 4, 2024 at 7:43 PM
Subject: We Support Mount Vernon School and its positive impact on Sandy Springs
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>

Hello Jody. I'm writing to express my support for installing lights at Mount Vernon's Ron Hill Field, which will benefit our students and the community.

I'm Henry Hoyal, & I'm a Sandy Springs resident in The Branches 30328. I'm also a parent of a MVS senior and a MVS graduate. Though my kids will have graduated by the time this CUP comes to light (pun intended), I can say that I see the community benefit of the field lights. I've seen temperatures rise annually for the 14 years we've been at MVS. Games at 4p in Sandy Springs can be dangerous for participants and for fans. Having all early (daylight) games is disruptive to the students (school must end early to accommodate the game), the parents, and the neighborhood in the form of increased traffic in the rush hour window. Adding lights would create a safer environment for evening games, practices, and community gatherings. I know NIMBYism is real, but I can honestly say I'd approve this measure if the school was in my own backyard. I don't buy that there is a negative property value assigned to this change. The lighting technology is not obtrusive, and the infrequency of use make the impact of this change minimal. Let's try it out, and see how it goes!

Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority.

Henry Hoyal
6835 Hunters Trace Circle
Sandy Springs, GA 30328

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 3:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030191200.625000

Citizen Name: Janice and Frank Roberts

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 450 Bridges Creek Trail NE Sandy Springs

Comment: Mount Vernon Presbyterian School has already built a stellar athletic program without the use of outdoor lighting. Adding lights will allow the school to rent their athletic field to other groups in the evenings and on weekends. This will be revenue for the school and a loss for my neighborhood, Mount Vernon Woods -- bringing unwanted noise, light pollution and traffic. Please protect our neighborhood from this adverse development.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, October 22, 2024 4:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241022195213.927000

Citizen Name: Mark J Mittenthal

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6519 Canopy Drive Sandy Springs, Ga.

Comment: I am a resident of Aria West I wish to express my vehement opposition to the conditional use permit application by The Mount Vernon School for the installation of lights for their athletic fields. The installation of these lights and their daily use for athletic activities at the school would be a major disruption to the peace and tranquility of the adjacent residential community. The lights would deleteriously affect the quality of life in our neighborhood. Increase in noise and traffic would also result. The Mount Vernon School maintains that the lights are necessary to promote student athletic programs at the school. They have also maintained that the illuminated athletic fields would also be a benefit for the community. There is absolutely not one single benefit that the community would derive from this. Furthermore, the school has been disingenuous in their intentions. Initially they stated that the lights would be for Friday night football games. However, over time, when pressed they have indicated that their intent is to light the fields for other sports for practices and games throughout the year. When the school acquired the property from the Glenn family, it was conditional upon and agreed to by the school that no lights would be allowed. They are now reneging on their initial agreement. If the Sandy Springs City council approves this permit, no doubt Pandora's box will be opened. Historically, the administrators, board, teachers and students are only at the school for a finite period of time. I would maintain that in the future the school will implement additional programs and have further demands that will adversely affect the community. The Mount Vernon school is a for profit private school. It is not a public school. Only a small percentage of the students matriculating at the school reside within the City of Sandy Springs. Therefore, what is the justification for granting the school this permit? I have been a resident of Sandy Springs for 34 years. For 27 years I lived in Powers Lake. During that time The Holy Innocents School submitted a conditional use permit for lights on their football field which was strongly opposed by the community. This request was denied by the Sandy Springs City Council. A precedent for lights on private school athletic fields in residential communities will be established if the council approves The Mount Vernon School Conditional Use Permit. I would expect that the Holy Innocents School and others would demand equal treatment. Fortunately, my property is not on the immediate boundary of the school's athletic fields. I certainly hear the noise emanating from the fields. I can not imagine having to be any of those families directly adjacent to the athletic fields with the lights and noise in their backyards. I strongly urge you to deny this conditional use permit on behalf of the residents of our community to maintain and protect the quality of life in our community.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Monday, November 18, 2024 11:35 AM
To: COSS Planning and Zoning
Subject: Fwd:

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----- Forwarded message -----

From: Jackson Adams [REDACTED]
Date: Fri, Nov 15, 2024 at 11:42 AM
Subject:
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

My name is Jackson Adams, and I'm a Sandy Springs resident in the Branches, I will graduate from Mount Vernon School this spring, and I support adding lights to MV's Ron Hill Field. Mount Vernon is essentially my neighborhood school and adding lights to the field will benefit both the MV community and the Sandy Springs community at large.

Adding lights will expand the ability to use our own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices. In addition, adding lights will reduce heat-related issues for students playing during the hottest parts of the day.

Thank you so much for your time, your attention, and your service to our awesome community.

--

Anne Katz
Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 9:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028131204.898000

Citizen Name: Elaine Dinerman

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6895 Heathfield Dr

Comment: Through the years several churches made deals with neighborhoods not to put up lights or speakers in order to build. Years later the churches tried to brush over these promises. Please make Mt Vernon Church keep its word. No lights on the field You'd think a church would keep its word.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028001852.739000

Citizen Name: David Fagin

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6514 Canopy Drive Sandy Springs, GA 30328

Comment: I am writing as a resident of Aria West to express my strong opposition to zoning case U-24-3 concerning Mount Vernon School's Conditional Use Permit (CUP) application. I believe that the approval of this CUP, which would allow unrestricted light use and events up to seven days a week until 10:00 p.m., would have detrimental effects on our neighborhood. Mount Vernon School's leaders have not been transparent in their intentions for the property, and their plans have repeatedly shifted, creating mistrust within the community (for example, they initially stated they only intended to use the lights five nights annually for their own use, but most recently indicated they will likely be used nightly, as well as stated their intent to "rent" the field to 3rd parties). Despite being fully aware, when acquiring the property, that the surrounding neighborhoods and the Glenn family (who sold & donated the land), opposed the use of lights on the field, the school continues to push for lighting that would disrupt our peaceful residential environment. Furthermore, the school's handling of the recent Community Information Meeting on September 16 underscores their lack of transparency. The meeting was abruptly ended after only one hour, with school representatives falsely claiming that the one-hour limit was a requirement by Sandy Springs. No questions were taken from attendees who were physically present, leaving community members feeling disregarded and unheard. This behavior does not inspire confidence in the school's commitment to addressing the neighborhood's concerns. Allowing this CUP would set a troubling precedent by enabling unrestricted lighting and frequent late-night events that would diminish residents' quality of life. The accompanying noise, light pollution, and traffic would be constant sources of disturbance. In conclusion, I urge you to reject this CUP application. Upholding the existing restrictions and honoring the school's prior written and implied understanding with the surrounding neighborhoods will preserve the quality of life that residents deserve and expect. Thank you for your consideration of my concerns.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241031010801.409000

Citizen Name: Christopher Duncan

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 496 Mount Vernon Hwy NE

Comment: Mt. Vernon Woods Resident As a resident of the Mount Vernon Woods neighborhood and in very close proximity to the school, field, and proposed lights, I am opposed to the construction of the lights and concerned about the negative impact they will have for me, my neighbors, and my neighborhood.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Monday, November 18, 2024 7:28 PM
To: COSS Planning and Zoning
Subject: Fwd: Sandy Springs Resident Supporting MV Lights to Keep Kids Safe

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: **Randall and Tiffany Duncan** <[REDACTED]>
Date: Mon, Nov 18, 2024 at 1:14 PM
Subject: Sandy Springs Resident Supporting MV Lights to Keep Kids Safe
To: John Paulson - District 1: <jpaulson@sandyspringsga.gov>, Melody Kelley - District 2: <mkelley@sandyspringsga.gov>, Melissa Mular - District 3: <mmular@sandyspringsga.gov>, jreichel@sandyspringsga.gov <jreichel@sandyspringsga.gov>, Tibby DeJulio - District 5: <tdejulio@sandyspringsga.gov>, Andy Bauman - District 6: <abauman@sandyspringsga.gov>, Mayor Rusty Paul: <RPaul@sandyspringsga.gov>

Councilmember,

As a Sandy Springs resident, I am deeply concerned for our children's safety without lights at Mount Vernon. They currently have no choice but to practice in extreme heat or unsafe conditions. Please support this important safety improvement for our kids.

Warm regards,
Randall Duncan

--

Anne Katz
Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241031002317.130000

Citizen Name: John Zenga

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6481 Lucent Lane Sandy Springs, Ga

Comment: I am writing to formally express my concerns regarding the Conditional Use Permit (CUP) application submitted by Mount Vernon School. The Glenn family, upon the sale of the land, explicitly stipulated that no lighting would be permitted on any current or future fields. Their commitment to preserving the neighborhood's character and quality of life is evident in this condition. The proposed 70-foot light poles would significantly alter the ambiance of our community, creating an industrial atmosphere akin to living adjacent to a Walmart or business park. Furthermore, the installation of these poles would not only make the lights visible from many homes but also fail to mitigate the noise generated during events, which has already been noted to carry as far as the Mercedes Benz corporate office during Friday night football games. The prospect of enduring such noise multiple times a week until 10:30 PM poses a considerable threat to the peaceful environment that the city has encouraged us to maintain. In light of these factors, I strongly urge that the current CUP application be rejected to uphold the integrity of our neighborhood and preserve the quality of life we all value. Sincerely, Jack Zenga 6481 Lucent Lane Sandy Springs, Ga 30328 [Your Contact Information]

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028235040.730000

Citizen Name: Alida Weiner

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6443 Lucent Ln.

Comment: Please do not allow lights at MV. When we sit down for our Friday Shabbat dinner we hear the games (or practice) during our meal which is tough enough. I can't imagine hearing the noise on other nights or later than we already do.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 4:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027200736.129000

Citizen Name: Donna Thomas

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6391 Glenridge Dr Unit120 Atlanta GA

Comment: Please do not allow the addition of bright lights and any voice or vocal enhancements to be added to Mt, Vernon School. We now enjoy a peaceful existence at our home and vote no on the issue about noise nuisances,

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LaQuita Williams

From: Sandy Springs GIS
Sent: Sunday, November 17, 2024 8:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241117134419.171000
Citizen Name: Ali Maher
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 5380 Harrowood Lane Sandy Springs, GA 30327

Comment: The city should fully support the addition of field lights for the football field at The Mount Vernon School. The school has been a huge asset to the city and has helped contribute to what Sandy Springs has become. The school has been a major draw of businesses and affluent families living and moving into the area. Without continuing to allow the school to invest in itself, the city is doing a major disservice to the entire community. The school is located on a main thoroughfare, Mount Vernon Highway, with businesses fully surrounding the neighborhoods next to the school. Field lights for one field, are not out of place for the area the school is in. The school has gone above and beyond in providing generous accommodations to the neighboring properties to address neighbor concerns.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 22, 2024 7:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241122123513.186000
Citizen Name: CHAD B
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4360 NOWLIN DRIVE SE SMYRNA GA 30082

Comment: PLEASE ALLOW THE SCHOOL TO ADD LIGHTS, WE COME WITH OUR KIDS TO PLAY AGAINST MT VERNON AND IT IS A GREAT SCHOOL. IT IS ALREADY DIFFICULT FOR PRIVATE SCHOOLS TO SURVIVE SO PLEASE ALLOW THEM TO HAVE LIGHTS TO CONTINUE TO DRAW GREAT STUDENTS TO THE AREA.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 12, 2024 3:02 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241112195625.040000

Citizen Name: Tricia Gephardt

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5595 Whitner Drive

Comment: Thank you for considering this important case (U-24-3) in Sandy Springs. Our family is very interested as Sandy Springs citizens and also a Mount Vernon family. Our son is in 11th grade and began attending The Mount Vernon School in 2021 as a 9th grade student. He does not play football or any sport that would be lit by these lights (he has worked for 4 years as a Technical Theatre student with the City Springs Theatre Conservatory and was a class of 2024 Youth Leadership Sandy Springs graduate), but we fully support this community improvement. The school community and well as the entirety of Sandy Springs would benefit from this project to add lights to the on campus field. Providing the opportunity for students, citizens, and neighbors to have the ability to participate in healthy athletic and social interactions is always wonderful. As we look post-pandemic to the mental and physical health of our neighbors and children, we think this will be of great benefit to more people. We want healthy students. If one child is sad, alone, or left out, it impacts the entire society. We need to be creating spaces for all children, parents, and neighbors to feel included and active. We are so proud to live in Sandy Springs and appreciate all of the wonderful programs that are offered such as the Farmers Market, Concerts, Performing Arts Center, Ice Skating, Parks, etc. The forward thinking and positive impact that you have exemplified is important and one other cities around the state look to for inspiration. This is another fantastic chance to continue that tradition. We attended the community meetings and listened intently as the neighbors voiced their concerns to the school in the open forum. We were disturbed as they made reference to values that our Sandy Springs community should NOT represent and this language caused us pause. We hope that the neighborhood coalition will reflect and rethink some of the things that were said and implied at the meeting on September 16. Sandy Springs leadership has shown that we value all stakeholders and we hope that will continue as we move our city forward into a bright and exciting future. We were impressed with the professionalism and comprehensive state-of-the-art lighting plan the school presented and the transparency with all of their plans. The steady Mount Vernon school leadership in this meeting, that could have devolved, was very appreciated. The Mount Vernon School has proved to be a trusted partner to the city of Sandy Springs as they support and make our city proud and successful. The students, academic excellence, and community outreach are ingrained in their mission and we should be so proud to have this institution in our city. Thank you for your time and consideration and we hope to see you at the events with these lights soon. Tricia and Matt Gephardt

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Tuesday, November 12, 2024 3:25 PM
To: COSS Planning and Zoning
Subject: Fwd: Case (U-24-3) in Sandy Springs

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----- Forwarded message -----

From: **Tricia Gephardt** [REDACTED] OCGA 50-18-72(a)(20)(A)
Date: Tue, Nov 12, 2024
Subject: Case (U-24-3) in Sandy Springs
To: Andrew Bauman <abauman@sandyspringsga.gov>

Dear Councilman Bauman

Thank you for considering this important case (U-24-3) in Sandy Springs. Our family is very interested as Sandy Springs citizens and also a Mount Vernon family. Our son is in 11th grade and began attending The Mount Vernon School in 2021 as a 9th grade student. He does not play football or any sport that would be lit by these lights (he has worked for 4 years as a Technical Theatre student with the City Springs Theatre Conservatory and was a class of 2024 Youth Leadership Sandy Springs graduate), but we fully support this community improvement.

The school community and well as the entirety of Sandy Springs would benefit from this project to add lights to the on campus field. Providing the opportunity for students, citizens, and neighbors to have the ability to participate in healthy athletic and social interactions is always wonderful.

As we look post-pandemic to the mental and physical health of our neighbors and children, we think this will be of great benefit to more people. **We want healthy students. If one child is sad, alone, or left out, it impacts the entire society. We need to be creating spaces for all children, parents, and neighbors to feel included and active.**

We are so proud to live in Sandy Springs and appreciate all of the wonderful programs that are offered such as the Farmers Market, Concerts, Performing Arts Center, Ice Skating, Parks, etc. The forward thinking and positive impact that you have exemplified is important

and one other cities around the state look to for inspiration. This is another fantastic chance to continue that tradition.

We attended the community meetings and listened intently as the neighbors voiced their concerns to the school in the open forum. We were disturbed as they made reference to values that our Sandy Springs community should NOT represent and this language caused us pause. We hope that the neighborhood coalition will reflect and rethink some of the things that were said and implied at the meeting on September 16. **Sandy Springs leadership has shown that we value all stakeholders and we hope that will continue as we move our city forward into a bright and exciting future.**

We were impressed with the professionalism and comprehensive state-of-the-art lighting plan the school presented and the transparency with all of their plans. The steady Mount Vernon school leadership in this meeting, that could have devolved, was very appreciated. The Mount Vernon School has proved to be a trusted partner to the city of Sandy Springs as they support and make our city proud and successful. The students, academic excellence, and community outreach are ingrained in their mission and we should be so proud to have this institution in our city.

Thank you for your time and consideration and we hope to see you at the events with these lights soon.

Tricia and Matt Gephardt

5595 Whitner Drive

Sandy Springs, GA 30327

- Tricia

OCGA
50-18-72(a)(20)(A) - Matt

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029031806.152000

Citizen Name: Trish Bogdanchik

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 7515 Princeton Trace Sandy springs, ga 30328

Comment: Support kids. Having a school in your community is a blessing.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:15 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: ali [REDACTED]
Date: Tue, Nov 5, 2024 at 11:45 AM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: jreichel@sandyspringsga.gov <jreichel@sandyspringsga.gov>
Cc: akatz@mountvernonschool.org <akatz@mountvernonschool.org>

Dear Jody or Councilwoman Reichel,

I am writing to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs. I believe lights will benefit our students through various ways including....

- Increased opportunities for sports help reduce screen time, which is negatively impacting this generation with increased anxiety, depression, and suicide
- Improved lighting would allow more families to safely participate in evening activities.
- Reduce heat-related issues for students playing during the hottest parts of the day
- Allow the school to offer more teams, including a girl's lacrosse team (which they currently do not have due to lack of practice space)

Benefits to the community include....

- Adding lights would create a safer environment for evening games, practices, and community gatherings.
- Mount Vernon will continue to invite the entire community to attend theatre, dance, and music events throughout the year
- Mount Vernon will continue to inspire the next generation to serve Sandy Springs through service
 - New shoes for every student at Lake Forest and Ison Springs Elementary Schools via the Cocoa Classic - an MV Student initiative
 - VR 'travel' experiences designed for Vernon Springs and Somerby Senior Living Facilities, which students created
 - VR physical therapy experience designed for pediatric patients at Children's Healthcare of Atlanta
 - Hands-on service (1,000+ hours) and donations collected (10,000+ items) for Solidarity Sandy Springs, Atlanta Mission, and Toys for Tots annually

Thank you very much for your time and consideration this important community improvement and I appreciate your help.

Best,

Alison Clark

2705 Winding Lane NE
Brookhaven, GA 30319

352.219.5856

Ali Clark
SENIOR DESIGNER
☎ 352.219.5856
www.iris-oak.com

IRIS & OAK
interiors

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Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 11:01 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105160041.354000
Citizen Name: Silvana Rocha Grigalunas
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 1002 Cardova Dr NE

Comment: I'm writing to express my support for installing lights at Mount Vernon's Ron Hill Field, which will benefit our students and the community. My main reasons are 1) due to increased opportunities for sports help reduce screen time, which is negatively impacting this generation with increased anxiety, depression, and suicide. 2) Adding lights would create a safer environment for evening games, practices, and community gatherings. Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 2:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026174640.617000

Citizen Name: Martin Sheline

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 550 Pickering Lane Northwest

Comment: I am opposed to the Mount Vernon School lights. They obtained the property with the stipulation that there would be no lights to affect the neighborhood. The adjacent residents purchased their homes with knowledge of that stipulation. This is similar to the situation closer to my home with Holy Spirit. These institutions cannot be allowed to change the agreements under which they were formed. If the stipulations are no longer acceptable, they are free to relocate. We care about this issue and we vote.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241031030510.458000

Citizen Name: Patricia Szall

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6453 Lucent Lane, Sandy Springs, GA

Comment: As one of Aria West's first residents, I strongly oppose Mount Vernon School's petition to install field lighting on their athletic fields adjacent to my home. It would fundamentally disrupt our neighborhood's environment, safety, and quality of life. The proposed lighting would destroy local habitats, directly impacting wildlife and diminishing the natural landscape that makes our community unique. The excessive height and brightness of these lights would extend well beyond the fields, significantly increasing light pollution and eroding the peaceful, residential character of our area. Additionally, increased evening traffic to access lit fields would overwhelm our streets, which are not designed for high-traffic volumes, creating safety risks for pedestrians and children and natural wildlife's habitat. This project also poses a serious threat to our property values, impacting homeowners like myself who rely on the privacy, serenity, and aesthetic appeal of our neighborhood. Expanded hours of use for these fields will raise noise levels, with late-night games or practices every night and events likely to disrupt daily life for nearby residents. In short, this project would bring significant negative impacts to our community that far outweigh any potential benefits, and I urge the council to consider the long-term costs and reject the petition. By proposing these lights, the school is effectively going back on a signed commitment made to the community, undermining trust and respect for agreements established to protect our neighborhood's environment and quality of life. The claim that this school is "home" to those who work or send their children here is misleading at best; these individuals neither live in our neighborhood nor hold a stake in its long-term well-being. This is a workplace and a temporary service for them—not their community. Unlike us, the property owners who reside here and are directly impacted by this project, they will one day move on, leaving us to bear the lasting consequences of compromised property values, increased noise, and the degradation of our environment. This proposed lighting serves their interests alone, not those of the community they intrude upon, and sacrifices the quality of life of real residents for their convenience. Thank you for safeguarding the integrity of our neighborhood.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 8, 2024 1:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241108174822.970000

Citizen Name: Jason Rozenblat

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 7440 Brandonshire Road

Comment: To Whom It May Concern- I am writing to express my support for the proposal to install stadium lights at Mount Vernon's football fields. As a parent and community member, I understand that there are concerns from the nearby neighborhood, but I believe the benefits of this project far outweigh the potential drawbacks. First and foremost, the installation of lights would provide our student-athletes with the opportunity to participate in evening games and practices, accommodating their busy schedules and offering them the chance to compete under proper lighting conditions. Many of our students rely on extracurricular activities like football not only for physical fitness, but also for building teamwork, discipline, and leadership skills that will serve them well throughout their lives. Additionally, the lights would enhance the school's ability to host evening events, benefiting not only the football program but also other school activities such as band performances, track meets, and community gatherings. This would foster a greater sense of school spirit and community involvement. I understand that the concerns of the nearby residents are valid, and I encourage a collaborative effort to address potential issues such as light pollution and noise. However, I believe that with proper planning and consideration, these challenges can be mitigated while still allowing our students the opportunities they deserve. I respectfully urge you to consider the positive impact that stadium lights would have on our school and its students, and I hope that the city can move forward with this important project. Thank you for your time and attention to this matter. I look forward to your support in helping provide the best opportunities for our children. Sincerely, Jason Rozenblat

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, October 25, 2024 1:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241025170639.909000
Citizen Name: Tahira Fumo
Citizen Email: tahirahalloran@gmail.com
Citizen Phone: OCGA 50-18-72(a)(20)(A)
Citizen Address: 6491 Canopy Drive Sandy Springs GA 30328

Comment: The proposal from Mt. Vernon School would have a huge adverse impact to the quality of life in the Aria West community and should absolutely not be allowed. The proposed buffers will do nothing to protect the homes bordering the school from noise and lights. This is a family community with young children! Allowing stadium lights and the associated noise from games would be detrimental to the health of young children and infants living in those homes! I would also like to add that allowing MVS to proceed with this plan would also adversely affect the property values in this community. The Aria development has positively benefitted Sandy Springs and helped drive the increase in property values. Doing something that would have a negative impact on that makes absolutely no sense from any perspective.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, September 26, 2024 9:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240926124610.308000

Citizen Name: Paul Mccabe

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6560 Sentry Hill Trail

Comment: MV Woods Resident, Dear Zoning Board, I am writing to express my concern about the proposal to install stadium lighting on the Mt Vernon Upper School football field. These lights will have a DIRECT impact on the quality of life for all neighbors, not only in Mount Vernon Woods but also the various other neighborhoods that are adjacent to the field. Especially concerning is the fact that the lights can be on every single night of the week until 10:30pm, and with this obviously come the standard noise from kids practicing or playing games. One of the main reasons WHY the school was given permission to build the upper campus in the 1st place was because of their promise to NOT install stadium lighting. If this proposal is approved it will FOREVER ruin the quiet and tranquil wooded neighborhood of Mount Vernon Woods and surrounding sub divisions.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 15, 2024 9:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241115135913.215000
Citizen Name: Todd Garlitz
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 560 Carriage Drive

Comment: Mount Vernon Woods Resident: I oppose the MV school adding lights to their fields. This area of Sandy Springs is not equipped, zoned or policed enough to absorb the traffic, noise, and extreme wear-and-tear that will come if they are allowed to turn their campus into a for-profit sports complex. This is not "about the students" - lights on a field impact only 3 sports (football, soccer, lacrosse) which total maybe 50 students. And those teams have been excelling on the field without lights for years. Please do not de-value our properties, YOUR neighborhoods and your tax base by allowing the lights. Thank you.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 2:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029184159.312000

Citizen Name: Lori Levy & Mary Nagode

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6398 Lucent Lane 6402 Lucent Lane

Comment: Dear Mayor Paul and Councilwoman Reichel, Thank you for reviewing and considering our comments below as Mary Nagode and I are the closest homeowners to the football field, on the Aria West side, that is the subject of Zoning Case U-24-3. We both live on Lucent Lane with our homes a few hundred yards from the field. Each of us relied upon the assurances of the builder's representatives (Ashton Woods) and the due diligence conducted prior to closing, as we were told unambiguously that Mount Vernon School (MVS) was never to be allowed to put lights on the football field as per the agreement made between it and the Glenn Family when gifted the property. Based upon this information, and our reliance upon the Zoning Laws of the City of Sandy Springs lead each of us, respectively, to proceed to purchase these homes from Ashton Woods. We did so with the full expectation of quiet enjoyment, free from the nuisance caused by living on a lit football field with nightly games played until 10:30 PM. The lights and constant noise would grossly encumber the use of our homes. Putting traffic issues aside, the immediate impact would be the inability to: Have phone calls, zooms and conduct business meetings (online or live) Enjoy peaceful dinners, whether alone or with company Host holidays, including Shabbat dinners, card games, book clubs etc. (as the case may be) Produce content or video for work (another adjacent neighbor on Lucent Lane also produces video content for work and also works from home) Use our porches and yards or even Watch TV or read in peace Essentially we on Lucent Lane, and beyond, are estopped from, not only, using and enjoying our homes for enjoyment's sake, we will be unable to work from home which is absolutely unacceptable and contrary to the reasons we sought to live here. It is unfair to cause that daily disruption when alternate arrangements can be made for night games. We respectfully suggest that this is the less burdensome and intrusive solution. MVS should be made to uphold both the letter and spirit of the agreement made with the Glenn Family when it was gifted the land. Sandy Springs City Council should put its homeowners first in this dispute as not to do so would cause irrevocable harm to the homeowners. Denying the CUP U-24-3 will not cause irreparable harm to MVS or its sports programs. Other alternatives exist and should be pursued. We respectfully and emphatically oppose U-24-3 and hope that you will uphold the promise of peaceful enjoyment in Sandy Springs. Thank you for hearing our concerns. Yours truly, Mary Nagode Lori Levy

[REDACTED]

(including attachments). The City of Sandy Springs is a public entity subject to the Official Code of Georgia Annotated §§ 50-18-70 to 50-18-76 concerning public records. Email is covered under such laws and thus may be subject to disclosure.

Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028142326.160000

Citizen Name: Joe Ferguson

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 4386 Creek Wood Close, SS GA 30342

Comment: Let the kids play under the lights. Light pollution? Noise pollution. Come on, this is where we want our kids and grand kids to be at night, not on video games or running in the streets. This makes for lively Sandy Springs. I HAVE LIVED IN SS my whole life. 68 years. First high point class. North springs graduate.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027031017.082000

Citizen Name: Amanda Rose

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 461 Carriage Drive

Comment: Mt Vernon School's football field is 100 feet from many of my neighbor's backyards. Not yards but feet. This would be detrimental to hundreds of us since noise and light pollution travels. If approved, Sandy Springs' Conditional Use Permit (CUP) would allow unrestricted lights and amplified sound every night of every day of every year until 10:30p. There is no way to condition this use to one day a week or earlier hours. It's all or nothing. The school has been upfront about this being a source of revenue by trading donations for nighttime field use for non-Mt Vernon School teams. The school's land was never intended to be used that way. Twenty years ago, the Glenn family gave 10 acres to Mt Vernon School, and also the school purchased 10 acres from the family. The stipulation was that there not be lights on athletic fields, among other things, in an effort to maintain neighborhood character. Mt Vernon Woods was established over 60 years ago and has "protected neighborhood" status in downtown Sandy Springs. The school families and students knew there were no lighted field when they enrolled in the school, and the school is at capacity and thriving, so lights are not needed to survive. The school also has ten undeveloped acres in which it can add additional non-lighted fields to allow more of its teams to simultaneously practice. Please help Mt Vernon School honor the promise it made to neighbors by not allowing them to shine lights and blare noise into nearby homes late in the evenings. Holy Innocents' Episcopal School and Holy Spirit Prep also want lights on their athletic fields so the issue has more widespread implications and infringes on the property rights of everyone. I truly appreciate your help with this major assault that my neighbors and I are facing. Thank you! Amanda

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028143208.841000

Citizen Name: Stacy Frank

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6125 Old Hickory Point Sandy Springs GA

Comment: Please do not permit lights for the athletic fields at Mt Vernon School

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Sunday, November 17, 2024 4:21 PM
To: COSS Planning and Zoning
Subject: Fwd: Field Lights at The Mount Vernon School

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----- Forwarded message -----

From: Alexandra (Ali) Maher [REDACTED]
Date: Sun, Nov 17, 2024 at 9:01 AM
Subject: Field Lights at The Mount Vernon School
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>

Hi Jody. As a Sandy Springs resident, I would like to voice my support for the addition of field lights for the football field at The Mount Vernon School. The school has been a huge asset to the city and has helped contribute to what Sandy Springs has become. The school has been a major draw of businesses and affluent families living and moving into the area. It is 100% of the reason our family lives in Sandy Springs, and have not moved further north of Atlanta. Without continuing to allow the school to invest in itself, the city is doing a major disservice to the entire community.

As young adults become parents and consider private schools for their families, a full campus and community is an important aspect. Football games held at the school are one of the key things that creates a school community and as a Mount Vernon parent, I believe that the school has been negatively impacted because of this. A school like Mount Vernon has to compete against the other private schools north of us, and it is clearly already negatively impacting the inability to evolve the school and its community.

The school is located on a main thoroughfare, Mount Vernon Highway, with businesses fully surrounding the neighborhoods next to the school. Field lights for one field, are not out of place for the area the school is in. This school is just a few blocks away from the city center, it is not located on some remote country road. Field lights are not out of place based on where the school is located.

The school has gone way above and beyond in providing generous accommodations to the neighboring properties to address neighbor concerns. Through attending the meetings myself, it is clear that some neighbors have gotten overly passionate about the topic and have lost site of what the ask really is and the perspective of the ask. I am hoping that the city takes an objective view and does what is best for the city and the broader community and future growth of Sandy Springs.

Thank you,
Ali Maher

5380 Harrowood Lane, Sandy Springs 30327



--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Friday, November 1, 2024 12:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241101155924.166000

Citizen Name: Chris

Citizen Email: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Phone: [REDACTED]

Citizen Address: 660 Carriage Dr NE

Comment: We all know this is money grab by the school to get more revenue by renting out fields. There is plenty of the space for the school to build more fields to support additional athletic teams so all teams can practice at current daylight hours. Further, if the school desires the occasional nighttime game, there are plenty of options to rent temporary lighting and I'm sure our surroundings neighborhoods will be more than happy to allow these one-offs.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 11:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027153944.670000

Citizen Name: Tina and mike sullivan

Citizen Email: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Phone: [REDACTED]

Citizen Address: 6395 glen oaks lane

Comment: We live in Glenview across Mt. Vernon hwy from the sports fields of Mt. Vernon school. We oppose allowi g the school to install lights for the following reason: we can hear the kids cheering their sports teams during the day. We enjoy this. However, we do not want to hear this during the evening amd night.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 4:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030204201.511000

Citizen Name: Anna Collins

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 967 Buckingham Cir NW

Comment: I would like to submit my support to amend the conditions of the Use Permit dating back to 2017 in hopes that the existing athletic field at The Mount Vernon School could be illuminated. I know the school cares deeply about having a minimal impact on the neighborhood while aspiring to serve its students and families. They are going through great measures to address concerns and deliver solutions where possible. As a supporter and attendee of many events at the school, I have been deeply concerned with the safety of athletic events taking place in the heat of the summer and into fall. Moving activities into the cooler evening hours would be safer. This could only be done with the installation of lights, making the field usable into the evening hours. Additionally, the cut off time for the lights is reasonable. The school believes students need to be at home at a reasonable time and therefore, the illumination evening hours would be limited. A fair adjustment would allow the school to responsibly accommodate its students, providing enriching opportunities while remaining respectful of the neighborhood. The school has committed to using the latest technology in directed lighting. They want to ensure the field is well-lit for activities without flooding the surrounding area with excessive light late into the evening. This balance would serve both the school community and local residents, fostering a positive and cooperative relationship, which is important to The Mount Vernon School! Thank you for your consideration.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, September 17, 2024 11:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20240917150623.279000
Citizen Name: Cynthia H Robbins
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)
Citizen Address: 6362 Lucent Lane Sandy Springs, GA 30328

Comment: Why can't there be a compromise: No PA system used Monday - Thursday Lights off Monday - Thursday by 7:30 Games only on Friday & Saturday evenings, Audio only on these game days. Field cannot be rented out.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241025233656.607000

Citizen Name: Pam Fellows

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 4615 Jettridge Drive Atlanta, GA 30327

Comment: Please turn the Mount Vernon Presbyterian School down in their request to add lights to the football field. There will be too much noise and lights for the neighborhood!

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:16 AM
To: COSS Planning and Zoning
Subject: Fwd: Please support LIGHTING THE FIELD at The Mount Vernon School

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Dr. Carmen Kavali <[REDACTED]>
Date: Tue, Nov 5, 2024 at 12:43 PM
Subject: Please support LIGHTING THE FIELD at The Mount Vernon School
To: jreichel@sandyspringsga.gov <jreichel@sandyspringsga.gov>

Councilwoman Reichel,

I know you have long been a champion of North Springs High School. I hope we can count on the same support for The Mount Vernon School. Lighting our athletic field would allow greater flexibility for practice and game times. Our kids would no longer have to cut their school days short to host a football game before dark in the late fall. Our fields would have more availability for other athletic groups to host events, which benefits the community as a whole.

Please let our kids experience Friday Night Lights—something I grew up with, and you likely did as well.

Thank you for your time and consideration,

Carmen

Homeowner and business owner in Sandy Springs



Carmen M. Kavali MD
Board Certified Plastic Surgeon

Monarch Plastic Surgery and Skin Renewal Center

6045 Barfield Road, Suite 100

Atlanta, GA 30328

404-250-3333

f: 404-250-0175

www.monarchga.com [@monarchga](#) [Facebook](#)

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--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241031082102.260000

Citizen Name: George Haber

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 630 Glenridge Close Dr Atlanta,GA

Comment: No stadium lights or sound systems at Mt Vernon School

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:14 AM
To: COSS Planning and Zoning
Subject: Fwd: Supporting Mt. Vernon's CUP

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Nicole Buie [REDACTED]
Date: Mon, Nov 4, 2024 at 8:43 PM
Subject: Supporting Mt. Vernon's CUP
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

My name is Nicole Buie, and I am a Brookhaven resident, parent and strong supporter of Mt. Vernon School and the installation of lights at Ron Hill Field in Sandy Springs. My son is an actor, not a football player, but he loves going to football games with his friends and other sporting events to support his friends and his school. We recently joined the Mt. Vernon community and cannot be more impressed with everything this school does to support their students, families and the surrounding community.

Instalilling these lights at Ron Hill will allow our wonderful school to continue to grow to serve the Sandy Springs and surrounding communities, but most importantly will provide more oportunties for students to participate in sports, and their peers and friends to come outside to cheer for them. As a parent, its so nice when my son let's me know he's going to be home a little late because he's going to the football game with his friends... so much better than getting into trouble or sitting at home alone.

These lights will help get our kids off their phones and in sports or in positive social settings to cheer for their friends. With the increased anxiety, depression and stress in our teens these days, having more evening opportunities for our students to enjoy this commadere that sports offers is a critical aspect of growing up healthy and a must for our incredible school.

Adding lights will also keep our students on campus longer, reducing traffic and keeping teen driving down to a minimum. Not to mention what this will do for our students to give them more opportunities to add sports like girls lacrosse and other sports that we currently cannot fit due to limited availability since our field is not lit.

Adding lights will keep the neighborhood safer as well - as these lights can be used during emergencies and other benefits to the community not to mention a safer environment for evening games, practices and community gatherings. I realize change is hard for the community, but Mount Vernon offers such incredible service to our community, and approving these lights is guaranteed to enhance this part of Sandy Springs with everything Mount Vernon offers.

Thank you so much for your consideration and am sincerely hoping we can have your support.

With best wishes,

Nicole

Nicole Buie

1463 Hearst Dr. NE
Atlanta, GA 30319

--

Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:16 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Brad Huff <[REDACTED]>
Date: Tue, Nov 5, 2024 at 1:57 PM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Jody,

My name is Brad Huff, and I'm a Sandy Springs resident and supporter of Mount Vernon School living in the neighborhood of Northridge in the zip of 30350.

I'm writing to express my support for installing lights at Mount Vernon's Ron Hill Field, which will benefit our students and the community. Below are some examples of why I am in support for installing lights:

- Increased opportunities for sports help reduce screen time, which is negatively impacting this generation
- Improved lighting would allow more families to safely participate in evening activities
- Adding lights will expand the ability to use our own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices
- Reduce heat-related issues for students playing during the hottest parts of the day
- Allow the school to offer more teams, including a girl's lacrosse team (which they currently do not have due to lack of practice space)

Below are some additional benefits for our community of Sandy Springs:

- Adding lights would create a safer environment for evening games, practices, and community gatherings
- Mount Vernon does and will continue to invite the entire community to attend theatre, dance, and music events throughout the year

- Mount Vernon does and will continue to inspire the next generation to serve Sandy Springs through service
 - New shoes for every student at Lake Forest and Ison Springs Elementary Schools via the Cocoa Classic - an MV Student initiative
 - VR 'travel' experiences designed for Vernon Springs and Somerby Senior Living Facilities, which students created
 - VR physical therapy experience designed for pediatric patients at Children's Healthcare of Atlanta
 - Hands-on service (1,000+ hours) and donations collected (10,000+ items) for Solidarity Sandy Springs, Atlanta Mission, and Toys for Tots annually

Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority.

Sincerely,

Brad Huff

[REDACTED]

1450 Northwold Dr, Atlanta, GA 30350

Brad Huff

[REDACTED]

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 4:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030203749.565000

Citizen Name: mahesh joshi

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 540 carriage drive

Comment: I strongly oppose this project. It will cause light pollution and a nuisance to my neighborhood. The project raises significant safety issues as well and further establishes the school as a bad neighbor that cares only about profit.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, October 23, 2024 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241023142554.939000
Citizen Name: BARBARA LAMAR
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6448 Cherry Tree Ln NE Sandy Springs, Ga

Comment: MT VERNON WOODS RESIDENT. I am opposed to the placement of lights on the athletic field at MVS for multiple reasons. All of those reasons contribute to the detriment of this neighborhood. Most students at MVS do not live in Sandy Springs. They are there for no longer than 4 years and then they are gone. You must put your constituents first and save one of the oldest neighborhoods in Sandy Springs.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 11:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105163955.978000
Citizen Name: Alison
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 2705 Winding Lane NE

Comment: Mount Vernon would greatly benefit from having lights on the fields so we can have later sporting events. Not only are our game times too early for working parents, it is way too hot in Fall and Spring for kids to be playing.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Sunday, September 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20240928233107.183000
Citizen Name: Camella Curren
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 785 Glengate Pl

Comment: Gates at Glenridge Resident Opposed to Lights On Friday, Sep 27th could hear the noise from the fields at my house. Figured it sis game day. On Saturday, Sep 28th again noise from the fields. Lights will only make this problem worse. Let the kids play during daylight and sleep at night.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105153101.621000
Citizen Name: Shelley Searcy
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 600 Cambridge Way NE

Comment: I fully support the innovative light installation at the Mount Vernon School. As a teacher, schools are the hub of communities. We want our public and private schools to continue to attract great families to Sandy Springs. Say YES to lights!

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:14 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Erin Varano <[REDACTED]>
Date: Mon, Nov 4, 2024 at 7:25 PM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: jreichel@sandyspringsga.gov <jreichel@sandyspringsga.gov>
Cc: akatz@mountvernonschool.org <akatz@mountvernonschool.org>, Frank Varano <[REDACTED]>

Dear Jody,

My name is Erin Varano, and I'm reaching out to ask for your support in installing lights at Mount Vernon School's Ron Hill Field in Sandy Springs. This improvement would greatly benefit both the students and the surrounding community.

The addition of lights would enable more families to safely participate in evening activities and extend access to the field beyond daylight hours. This expanded availability could allow the school to form new teams, including a girls' lacrosse team, which they currently can't accommodate due to limited practice space. Additionally, improved lighting would create a safer environment for evening games, practices, and community gatherings, making Ron Hill Field a valuable resource for all.

Thank you for considering this important enhancement to our community. I truly appreciate your support in making this a priority.

Warm regards,
Erin Varano
5050 Hidden Branches Circle
Dunwoody, GA 30338
[REDACTED]

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 11:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029152158.335000

Citizen Name: Paul McCabe

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6560 Sentry Hill Trail

Comment: To whom it may concern, The CUP for lights on the MVS football field should be denied. There are a plethora of reasons as to why it should be denied, but the two main reasons are: 1) Mount Vernon Woods subdivision is a protected neighborhood. 2) The CUP has no restrictions built into it. If granted, we must assume that the lights will be on 365 days a year every night until at least 10:30pm. Regards, Paul

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 3:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026192959.312000

Citizen Name: Brent Mills

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6490 Canopy DR

Comment: I'm opposed to the light addition. The lights would be too close to populated areas. Also I would expect value decline in nearby residential properties as a result of night events. I feel MVS should honor the original agreement to not install lights. There is also no restriction to third party rentals of the stadium for night games which would increase traffic and noise pollution. It would be a hardship for adjacent neighbors to enforce restrictions that may be offered in terms of light usage times and noise. No light restriction offerings have been publicized by MVS which is an act of bad faith.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Saturday, November 9, 2024 12:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241109165603.854000

Citizen Name: Jaymie Forrest

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 130 Bayvale Court NE

Comment: As a high school student at Crestwood High School in Sandy Springs in the 80s it seems to be forgotten that the Stadium was in the middle of Sandy Springs with bright lights that lit the sky for miles and miles. The field was lit many nights a week and many business grew and were developed due to that central beacon. It is doubtful these new lights make even a tiny impact compared to the monstrosity created with Aria, Mercedes and the City complex that surrounds the neighbors complaining. Sandy Springs tennis center is illuminated until 10pm every weekday solid for four months. How is the discrimination justified and arguments relevant as it seems the precedence was set and made years ago. This small lighting project pales in comparison to the illumination of recent and ongoing development projects in the community.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030145237.046000

Citizen Name: Cynthia G Ruegsegger

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6270 Glen Oaks Lane Sandy Springs GA 30328

Comment: I live within 500 yards of the school. I do not support light, noise or additional traffic for Mt Vernon to use for their athletic program. It will forever change the dynamic of our family neighborhoods. They knew when the property was donated and bought that the Glen family did NOT want this for the neighborhoods surrounding the school. Do not vote for this.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 4:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029202558.774000

Citizen Name: Bruce McLelland

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6477 Lucent Lane

Comment: I strongly oppose the proposed Mount Vernon School Lights as this approval would dramatically disrupt our quality of life on a daily basis for a multitude of reasons: disrupt our emotional and physical wellbeing with increased noise making it impossible to enjoyably sit outside during evening hours up to 10:30 p.m.; risk our safety with increased crime; unsightly 70-ft. lights forever destroying much the natural beauty of our surroundings; increase traffic; decrease our property values. This action by Mount Vernon School would forever change the peace, quiet, and natural beauty that drew us to this neighborhood.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Sunday, November 10, 2024 6:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241110233709.272000

Citizen Name: Sharon Boyd

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6225 Rivercliffe Drive

Comment: NO to any lights on MV Schools Athletic Fields! This school knew at its inception,when it purchased and was given property to build on, that no lights were a stipulation. This was due to the adjoining NEIGHBORHOOD that preceding the purchase by more than 50 years. I know this as a 70 year old that grew up in Mount Vernon Woods. Is there no way to protect our neighbors and neighborhoods anymore?

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105121453.611000
Citizen Name: Mark Huie
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6079 Poplar Bluff Circle

Comment: Its so important to add lights to Ron Hill Field. Its a safety issue for the students with dozens of heat related issues over the years due to a lack of lights. The notion that lights on a campus in the middle of a big city will somehow impact noise in the community is wrong and unreasonable, but regardless, its a safety issue for our children. Please support adding lights to Ron Hill Field

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, September 26, 2024 8:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20240926122719.562000
Citizen Name: Shannan E. deLima
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 233 Mount Vernon Cove Atlanta, GA

Comment: I am writing in support of the football field lights at The Mount Vernon School. As a Mount Vernon Woods resident and Mount Vernon School parent I feel that it will be a beneficial addition to our community. From my understanding The Mount Vernon School is prepared to install modern, LED lights.

- LED lights are environmentally friendly
- Lower UV emissions
- Lightening is directional
- Low Voltage

Friday night football games are beneficial for the community and students.

- Possibility of increasing property values in MVW and surrounding areas
- Increasing The MV school presence in the competitive private school pool
- A possible influx of families wanting to purchase in our neighborhood to send their children to The MV school
- Increased revenue to our local restaurants and establishments

Currently, all sports games have been held between 3:30-5 pm. This is the WORST traffic time on Mount Vernon Highway. Games starting later in the evening will decrease the traffic around the area during the most congestive time. Friday night games are a symbol of high school and where some of my best memories were made. It's a positive outlet for students and families to spend their free time cheering on the local team, , Why would a neighborhood want to rob students of this experience? The Mount Vernon school had many compromises to appease the MVW community residents who are opposed to this positive addition to the school/community. Some of these properties were purchased knowing that they were adjacent to a football field. Did they not expect noise? Personally, I think that we should be concerned with the desecration of the landscape to widen Mount Vernon Highway and the increase in traffic that we are about incur. There was absolutely NO protection of the habitat in this case..... I feel that we should work together as a community and support The Mount Vernon School in their pursuit to make the Mount Vernon school a local, competitive private school.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 2:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029180821.399000

Citizen Name: Judith Finkel

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6945 Brandon Mill Road NW

Comment: Would any staff members of Mount Vernon School enjoy living in one of the homes which will be impacted by this terrible invasion of privacy? Not to mention the loss of value of said homes if this ridiculous proposal is realized. Having family members living in the impacted neighborhood, I strongly object to his proposal!!!!

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LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, October 24, 2024 2:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241024174809.066000

Citizen Name: Daniel Dubovsky

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6450 Vernon Woods Drive Sandy Springs, GA 30328

Comment: Home is a safe haven. Coming home after a day at work, or school etc affords a time of relaxation from the stresses that preceded. A sanctuary for dinner, friends, relaxation and homework. Perhaps you are sitting in your backyard enjoying quiet repose or with friends and family barbecuing. Noise interferes with this harmony. Noise is recognized as an health and cognitive hazard. Federal, State and Fulton County laws and noise ordinances are based on scientific fact. I support education, our school teachers and students. Sports is an integral part of student growth and health. This school has sports fields serving their students. Expanding noise until 10:30pm, seven days a week is driven by monetizing the playing fields at the expense of damaging their neighbors. A quiet and unique area in Sandy Springs that should be protected and not abused. When you are all home tonight stop, and think about the affects of multiple noise sources emanating from an adjacent sports field would have on your family, your home, your neighborhood, your mood. Your property value has diminished as well as your quality of life. Depressing and frustrating. You are trapped.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Friday, October 25, 2024 4:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241025200214.680000

Citizen Name: Frederic Carl Streck

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 471 JOHNSON FERRY RD NE

Comment: My property abuts the Mount Vernon School and as a parent, I'm particularly concerned about the extreme heat our kids face during daytime sports practices. Field lights would allow for evening practices when temperatures are cooler, significantly improving student safety while maintaining a rigorous sports schedule. In addition to this we have no field space available in sandy springs limiting the teams we can offer like girls lacrosse, girls flag football and others which these lights and additional practice hours would facilitate. Mount Vernon has gone to great lengths to provide the most cutting edge lights and work with the other neighbors to make this less impactful to the 10 or so other homes abutting the property but every meeting is met with no desire to compromise from Mount Vernon woods.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029005544.995000

Citizen Name: Don Tirrell

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6441 Lucent Lane

Comment: Resident of Aria West. The Mount Vernon School's proposal detracts from the neighbor experience that I have enjoyed these past 7 years in Aria West.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Sunday, December 1, 2024 9:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241201134904.920000

Citizen Name: Ben Hendry

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 510 Mount Vernon Hwy

Comment: I think the school is doing an outstanding job of minimizing the impact of the lights. I attended the demonstration of one light on the evening of 11/20 and was impressed with how the light was confined to the field. The neighborhood needs to recognise advances in technology and the imperative for organizations to develop and improve over time, even in small increments. It also must acknowledge how this will help the lives of students. The new technology has changed things to make it much more acceptable. I noticed on a recent drive through part of the MV Woods how yard signs against the lights far outnumbered signs supporting keeping Spalding Drive Elementary open. The irony of that is astounding. Further, I attended a meeting at the MV Presbyterian Church Fellowship Hall in perhaps 2018 or 19 as a discussion forum for residents along MV Hwy. Mayor Paul emphatically stated there would be no houses taken for the enlargement of MV Hwy. I heard many participants voice their preference for widening Hammond Dr., which will be a gargantuan project. The Hammond Dr project will end up taking dozens of homes. And now there is resistance to the most advanced lighting system available by people adjacent to MV School. I think the neighborhoods will find that the disturbance of the lighting system will be minimal and part of the routine of life.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 9:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105141309.689000
Citizen Name: Anne-Brown Adams
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6960 Hunters Branch Drive, 30328

Comment: I support adding lights to the existing athletic field at Mount Vernon Upper Campus at 510 Mount Vernon Highway, NE.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030234529.276000

Citizen Name: Nicole D Hill

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 400 Glenridge Close Ct NE

Comment: Don't allow lights on Mt Vernon School fields

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 9:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027131203.246000

Citizen Name: Kristen Engle

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 303 Mount Vernon Cove

Comment: Please DO NOT allow the school to add lights to their athletic fields. The school is now at capacity and it is no longer the “good neighbor “ to the community that it used to be. Carpool in the afternoon causes a log-jam of traffic, some parents skip the carpool line and hang out in MVW, parking on both sides of the street waiting on their kids. If there aren’t any restrictions for the use of these lights, the school will take advantage of the situation and they will be in constant use. We have already lost any peace and quiet with the 2year construction going on behind my house in addition to all of the excessively loud cars SPEEDING up and down Mount Vernon Hwy. Please deny the schools petition and hold them to their original plan of NO lights on their athletic fields.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 9:01 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105134932.639000
Citizen Name: Ryan Cliff
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4870 Streamside Drive, Johns Creek, GA 30022

Comment: Mount Vernon should be able to light their fields. They want to work with the neighbors to reduce the impact to a minimal amount, but the safety of the student-athletes should be a priority.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ24-0002

Case ID: RZ24-0002

Time Submitted: 20241028003545.481000

Citizen Name: Heatherann O'Connor

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 419 Carolwood lane

Comment: Allow lights for the school. Society needs to stop discriminating against private schools. If this were a public school there would lights on the fields

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 9:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028125903.481000

Citizen Name: ruth s sprinkle

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 4062 Peachtree Rd NE

Comment: Don't Allow lights on Mt Vernon School Fields, This will be too disruptive to the adjoining neighbors!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 5:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241030210122.621000

Citizen Name: Cathy Williams

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 205 Woodchase Close, Ne Sandy Springs, GA

Comment: I do not live adjacent to Mount Vernon School or in the affected neighborhood. Nevertheless, I oppose the modification of the Special Use Permit requested by the Mount Vernon School for the following reasons: 1-The lights for athletic events (and potentially other events) and the noise from such events will disturb the nearby and adjacent homeowners from enjoying the peaceful and quiet neighborhood they have enjoyed for over 60 years, and that most people expect to enjoy in their own neighborhoods. 2-The lights and noise will NOT disturb the families whose children attend the schools. Many of them probably do not live in the city of Sandy Springs. So they don't have to put up with lights and noise, but expect these Sandy Springs residents to "deal with it" for their own children's benefit. Kind of unfair. 3-Friends of mine who back up to these proposed lights inform me that they will be installed 100 feet - not 100 yards - from their backyard. It is patently ridiculous to expect anyone to have to put up with that, as well as the noise in such close proximity. No matter what kind of trees and bushes you plant, they will not block lights from football fields for decades, and will never block the noise. 4-Before I moved to Sandy Springs, I lived at 3322 Wood Valley Road in Atlanta (Buckhead), and backed up to "another private school" which shall remain unnamed here. Our neighborhood association was in a constant state of conflict with the school, beginning in the 1990s. A lawsuit was found in favor of the neighborhood, some things were allowed, others were not. But it never ended. As time went on, that did not stop the school from proposing new and different things that always imposed on the neighbors over the 24 years I lived at that address. I suspect this request by Mount Vernon School is only the beginning. 5-Homeowners who back up to these proposed fields will certainly suffer a decrease in property values. People may enjoy living near a school, but NOT next door to a football field with 70" lights and a sound system. Prospective buyers will look elsewhere. 6-Athletic fields require seating, lights and restrooms. These items can negatively impact drainage (and water runoff into sewer systems), air quality and wildlife habitat. Grading, tree destruction and construction will impact neighbors for a long time, and have permanent impacts. For all these reasons, I hope that the City of Sandy Springs will side with the neighbors and deny the requests from Mount Vernon School as laid out in U-24-3. It is my belief that if the City does not stand with the neighbors, the school (and potentially other schools) will continue to put their needs above neighbors, without regard to the peaceful and quiet enjoyment of residents of one of Sandy Springs' oldest neighborhoods. They will end up trying both the patience and the fortitude of those neighbors AND the city of Sandy Springs far into the future. Please do the right thing and deny this request. Respectfully submitted, CATHY WILLIAMS

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:11 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights to Mount Vernon School's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Leah Maceroli [REDACTED]
Date: Wed, Oct 30, 2024 at 9:42 AM
Subject: Support for Adding Lights to Mount Vernon School's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>

Dear Council Member Reichel,

As a longstanding resident of Sandy Springs and a registered voter in this district, I am writing to express my strong support for the installation of lights at Mount Vernon School's Ron Hill Field. My family lives in the Mountaire Springs neighborhood in 30328.

Having witnessed the growth and development of our community over the years, I believe that enhancing the facilities at our local schools is not only crucial for the well-being and advancement of our children but also as a reflection of the quality of services provided within our community. The Mount Vernon School has been a cornerstone in Sandy Springs, fostering academic and extracurricular excellence for many years, in addition to supporting local organizations through campus-wide community service projects. The absence of proper lighting at Ron Hill Field has hindered the full utilization of this space for sports and community events, limiting opportunities for both students and residents.

By adding lights to Ron Hill Field, we can create a safer and more accessible environment for early evening practices, games, and community gatherings. This improvement will not only benefit the students of Mount Vernon School but also enhance the overall quality of life for families in Sandy Springs. Additionally, it will promote physical fitness and social engagement among our youth, fostering a sense of belonging and pride in our community.

Further, as a volunteer coach for the Atlanta Field Hockey Club, the addition of lights will provide improved opportunities and field space for expanding a new youth sport in the local area. I will be at the Community meeting tonight at City Hall to show strong support for adding the lights.

I urge you to prioritize this important initiative and advocate to make it a reality. By supporting the installation of lights at Mount Vernon School's Ron Hill Field, you will demonstrate your commitment to the education, well-being, and prosperity of our community.

Thank you for your attention to this matter. I look forward to your continued leadership and support.

Sincerely,
Leah Maceroli
40 Long Island Place



--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 10:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029140413.145000

Citizen Name: Julia Sparks

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 9035 River Run, Sandy Springs, GA 30350

Comment: Don't allow lights on Mt Vernon School fields.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 8, 2024 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241108195310.181000

Citizen Name: Yvonne Williams-Wass

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5688 Bend Creed Road

Comment: I am writing in support of adding lights to this field. All schools, whether public or private, are one of the most important focal points of children's educational and social development. The lighting provided here will allow more students to practice and participate in certain sporting events - and participation in school sports is shown to be beneficial to a child's development and can be beneficial for improving mental health and social outcomes amongst adults. The school has taken incredible steps to be considerate of its neighbors -- planning for far more restrictive encroachments of light and sound than the City requires. But the value of a thriving school in a community is priceless.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 8:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029122043.486000

Citizen Name: Valerie Cohn

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 247 Underwood Dr

Comment: Recently a person misstating the facts of this application made a post of Nextdoor in order to solicit comments for this case from neighbors well outside the boundaries of the parties who are affected by this proposed lighting change. I would like to ask that the Council please take into consideration the needs of the actual parties involved, namely the 850 students who attend Mount Vernon and those of the neighbors who live adjacent to the Mount Vernon football field. The poster on Nextdoor asked people from other neighborhoods, cities, and counties to make comments here in protest of the application. Please only consider the needs of the actual parties involved, as well as the residents of Sandy Springs. The facts of this case are this: Mount Vernon agreed to no field lighting from 2003-2023. They honored that promise. Technology has now advanced to the point where it is possible to light their one football field with no real impact to their neighbors from the lights. They have offered to plant trees to further protect the neighbors from any lights that they are concerned about. The lights will be limited in use to begin with, but even on days when they are allowed, they will have very limited impact on the neighbors, if any at all. There has also been an argument made against sounds coming from football games, of which there are less than ten per year. However, existing noise ordinances already exist, and it would not be fair to guarantee some neighborhoods be protected from sounds under different rules than all of the other residents of Sandy Springs. Thus, this argument against sound should not be considered valid. The school has offered on multiple occasions to compromise on the number of days they would be allowed to turn on these lights. The neighbors have refused to agree even to ten days per year of lighting the fields for night football games. Now the neighbors have posted on Nextdoor that Mount Vernon intends to light these fields 365 days a year. This is simply not true. The school wants to have evening football games several times per year, which requires lights. They would be turned off and games would be over by the required time, just like they are at other schools and parks with lighted fields. It's as simple as that. The neighborhood has turned down any offers of compromise. Mount Vernon is a shining star in our community, and yet the school has been demonized and made out to be unethical simply because they are standing up for the rights of their students to have a high school experience that other kids in our community are allowed to have. Please do what is in the best interest of our community as a whole, and approve this application.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029021941.192000

Citizen Name: Forrest Hobbs

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6367 Vernon Woods Dr

Comment: I wish to say NO NO NO!!! to the lights at Mount Vernon School They need to learn to become truth teller and honor their commitment. As a neighbor We will be subjected to their renting their fields with light 6 days a week all year. My neighbor hood Mount Vernon Woods will be degraded and less desirable as well as much less pleasant to live in

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:15 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Mount Vernon's Ron Hill Field

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Katy Huie Harrison, PhD <[REDACTED]>
Date: Tue, Nov 5, 2024 at 10:32 AM
Subject: Support for Adding Lights at Mount Vernon's Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

I'm Katy Harrison, a resident of Sandy Springs since 2008 and an active community member. I'm also a parent of two Mount Vernon students and a strong supporter of MV; I live in Long Island Walk, within walking distance from City Springs.

I'm writing to express my strong and sincere support for installing lights at Mount Vernon's Ron Hill Field. Growing up in a small town where sports were the linchpin that kept students safely and happily occupied outside of school hours, I have many amazing memories watching school football games as a young child to cheering on the sidelines under the Friday night lights.

As a humanities PhD and former English professor, finding a school for my children that fostered a loving sense of community and emphasized a well-rounded education was paramount, and Mount Vernon is above and beyond our expectations. We've been there for 6 years and feel like the school is an extension of our family; my one regret is the important experience students are missing because of the lack of lighting on the Ron Hill Field.

Not only does the increased opportunity for sports provide lifelong memories, as I can personally attest, but it also helps reduce screen time and keeps students' evening hours occupied in healthy and fulfilling ways. In addition to the benefits to school experience, physical, and mental health for students, this addition would reduce heat-related issues (such a large concern for parents of athletes in Atlanta) by allowing students to play at night, rather than during the hottest hours of the day.

Further, it's not just Mount Vernon students who are affected. Every team who plays against Mount Vernon has to play during these hot hours at games that don't have the same experiential feeling as others since they're currently taking place in the afternoon.

While I fully understand community concerns, I also know the addition would be a benefit to the community in many important ways. I'll enumerate a select few:

- Reduced traffic by keeping more students on campus
- A stronger feeling of community for all around by creating a safer environment for evening sports and community gatherings
- A happier student body and parent cohort who have more free time in the immediate hours after school, allowing more opportunity to give back to the Sandy Springs community.

I'd also like to note that Mount Vernon strongly encourages students and parents alike to participate in hands-on service activities in the community in addition to participating in collection drives for places like Solidarity Sandy Springs. MV requests parents complete a certain number of community service hours and encourages students to do the same, even from a young age. It's this heart of service that has led MV to have incredible student-led initiatives like the one to provide new shoes for every student at Lake Forest and Ison Springs Elementary Schools.

Mount Vernon is an incredible school that gives back to the community in so many ways, and I hope you'll support the community giving back to Mount Vernon on this issue, which has many benefits for students, parents, and the Sandy Springs community at large.

Thank you so much, Council Member Reichel, for your kind consideration; I sincerely hope to have your support on this proposal.

Very best,

Katy Harrison
310 Long Grove Ct. NW
Sandy Springs, GA 30328
[REDACTED]

--



Katy Huie Harrison, PhD

Author | Owner of Undefining Motherhood

undefiningmotherhood.com



--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 1, 2024 2:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20241001183406.181000
Citizen Name: Jack Record
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 531 Carriage Drive Sandy Springs, GA 30328

Comment: I'm a resident of Mt Vernon Woods and am totally opposed to the Mt Vernon Woods School (Upper Campus) attempt to overturn the contract they originally signed stating they would NOT install lights on the grounds directly behind our subdivision. They want to lease out their athletic fields at will and would have a very negative effect on our right to quiet enjoyment of our property and home. The lights, in addition to the already loud speaker system they have, will bring much more traffic and noise to our homes. It is my most fervent desire to prevent this from happening. A contract is a contract and must be adhered to by all parties. Sandy Springs is an oasis especially to retired people like myself. Thank you for your thoughtful consideration on this matter and we hope you will not allow this to happen.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 1:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030173720.344000

Citizen Name: G. Scott McCulley

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6570 Sentry Hill Trail NE

Comment: We have been Mount Vernon Woods Residents for 54 years. MVW is a very desirable neighborhood that has 250+ single family homes that has been very supportive of the city of Sandy Springs over the years. We moved into MVW because it is peaceful, has large lots, wooded, protected, quiet, pool/tennis recreation center, and a vibrant home owners association that protects the integrity of our community. Its thriving! " We are very against Mt Vernon school putting up lights on their outdoor sports field used for various sports activities. " Our concerns are: Lights being on until 10:30pm, 7 days per week. We are against the private school "renting" the lighted fields to outside organizations not affiliated with MVS for profit. This was supposed to be for their student athletes to use only. This has already affected the property values of homes bordering (120-150 feet) the field and will certainly continue to spread if lights are added. Our concerns are traffic on Mt Vernon road. How many fans will be driving to games, practices. Parking concerns- there isn't enough now for large crowds. Our experience with MVS in the past- they promised barriers with high berms, tall evergreen trees (30ft) to block lights and noise to Homeowners on Carriage Drive. Never done. Ask them. Does a private school non profit pay tax revenue to the city of Sandy Springs. Our homeowners do pay. Thank you for your consideration.
Scott McCulley

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 21, 2024 1:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241021172531.072000

Citizen Name: Zvia Shever

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 445 Bridges Creek Trail

Comment: Pleas do NOT approve Mt. Vernon School's request for lights on their field. They back up to our neighborhood and already create a huge amount of noise and disturbance just from their practices, let alone the games. The blowing of whistles, the PA system during games, the screaming...it all disturbs the peaceful feel of the neighborhood. Now they want lights so they can do this at night up to 5 nights per week! How can anyone who lives within earshot ever live in their homes comfortably? The school says they need this so all their teams can play and practice. Yet they have already been approved to build two practice fields with PA systems and could use these. Their intent is to rent those out. So what does that mean for the future of Mt. Vernon Woods and Aria residents? Noise from 3 fields any day of the week and bright lights and noise from the main field up to 5 NIGHTS per weeks! That's insane!!! Please vote NO. Thank you!

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LaQuita Williams

From: Sandy Springs GIS
Sent: Sunday, November 17, 2024 2:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241117193712.538000
Citizen Name: Meredith Cawthon
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4499 Chestnut Lake Court Marietta, GA 30068

Comment: I am in full support of lights being added to Ron Hill field at the Mount Vernon school. It will provide all students with a richer high school experience with minimal impact to the surrounding neighbors.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 12:51 PM
To: COSS Planning and Zoning
Subject: Fwd: Case U-24-3 - Ron Hill Field Lights

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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----- Forwarded message -----

From: brent [REDACTED]
Date: Fri, Nov 8, 2024 at 12:47 PM
Subject: Case U-24-3 - Ron Hill Field Lights
To: jreichel@sandyspringsga.gov <jreichel@sandyspringsga.gov>
Cc: akatz@mountvernonschool.org <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

My name is Brent Rhodes, and I'm a Sandy Springs business owner and supporter of Mount Vernon School with offices on Powers Ferry/30339.

I am writing to express my support to add lights to Ron Hill Field. I truly believe at the heart of any community is youth, schools, and sports. Without these key pillars we lack a foundation to continue building upon what already exists in a meaningful and impactful way. We know that if you have strong academics and team sports available to youth, we build a connection for the youth to have a sense of community for themselves. If the youth experience these things it will allow them to build a sense of belonging and a desire to give back.

In addition to giving back to the community with opportunities to attend events beyond daylight hours it will reduce traffic and eliminate safety concerns for the immediate community. There is a lot of traffic due to the students having to leave to multiple facilities outside of the school.

I hope that you will support the addition of lights to Ron Hill Field.

Thank you!

Brent Rhodes

Rhodes Academic Solutions

6425 Powers Ferry Road

Suite 197

Sandy Springs, GA 30339

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 8, 2024 12:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241108172647.473000
Citizen Name: Brent Rhodes
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6425 Powers Ferry Road Suite 197 Sandy Springs, GA

Comment: I am a business owner in Sandy Springs. There is no better way to build a community than with schools and community involvement. The ability to bring the community young and older under a night time experience like sports is a fantastic way to encourage connections in the community and a desire to support.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 4:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030200204.991000

Citizen Name: SUE ZENGA

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6481 Lucent Lane Sandy Springs, Ga.

Comment: The Glenn family made it clear when they sold the land that a condition of that sale was that there would be no lights on any current or future fields. The Glenn family felt that preserving the neighborhood feel and quality of our life was of utmost importance to them. The 70 foot high poles that MVS has requested would give our neighborhoods an industrial feel similar to living next to a Walmart or business park. Any buffer trees planted would do little to prevent lights that are so high from being seen from all of our neighborhood homes and would do nothing to prevent the noise which carries as far as the Mercedes Benz corporate office on current Friday night football games. To think that we would have to tolerate such noise possibly every day of the week until 10:30 pm sounds like a huge assault to the Often stated goals of living in a protected neighborhood in which the city would like us to retain our existing quality of life. I submit therefore that the current CUP application written by Mount Vernon School should be rejected!

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 8:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105125711.881000
Citizen Name: Leah Channer
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 3294 Osborne Rd NE

Comment: Hi, I am submitting this email to state that I am in SUPPORT of Mount Vernon School's request for illumination on its athletic fields. I think it will be a huge benefit to the school, decrease traffic during peak times, and, most importantly, be a benefit to the surrounding community.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, September 24, 2024 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20240924142733.537000
Citizen Name: Holly Duncan
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 496 Mount Vernon Hwy NE

Comment: Mount Vernon Woods Resident - I am opposed to this request on account of numerous agreements between the school and neighboring communities/parties that were entered into on the condition that the athletic fields would not be illuminated. The neighbors who will be most impacted have not accepted a change to these terms.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, November 20, 2024 8:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241120134138.660000
Citizen Name: John Chambley
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 7485 Twin Branch Rd. Atlanta, GA 30328

Comment: I support getting Lights at The Mount Vernon School.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, September 29, 2024 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240929185226.221000

Citizen Name: Ian Kelly

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 700 Glengate Place

Comment: Gates of Glenridge resident- opposed. Hello, When my wife and I purchased our home at 700 Glengate place, we were purchasing our own piece of paradise with the woods behind the house. It was the main selling point for us, as we paid quite a bit extra to be able to have some privacy and some nature right in our backyard. Shortly after purchasing our home, we came to find that MVS had approval to remove 10 acres of those woods. Not only that, but they are now requesting to put stadium lights on their field that have the potential to be on every night, up to 10:30pm under certain conditions. I am very against this. The light will not only pollute what little woods will be left after they expand their fields, but also pollute our neighborhood. MVS has a history of not upholding their agreements (ie barrier zones, noise restrictions, traffic/parking, etc.), and now, only once they want more, are they offering to uphold these agreements. If they are afforded these lights, I have no faith they will uphold their promises. They also plan on renting out the field so that other schools can use the lights. I fear that I will have to listen to the games and deal with the lights most days of the week well into the evening/night hours. This not only affects us and our young children, but also our property value. I am opposed to the approval of these lights. Thank you for your time. Ian Kelly

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028023706.614000

Citizen Name: Janis Farrar Gurr

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 52 Forrest Place

Comment: Please do not allow field lights at Mount Vernon School

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, November 6, 2024 8:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241106131537.451000

Citizen Name: Lauren Zgutowicz

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 7111 Hunters Branch Court, Sandy Springs

Comment: My name is Lauren Zgutowicz, and I am a Sandy Springs resident living in The Branches Neighborhood in District #4. I am also a proud supporter of Mount Vernon School. My two daughters are currently in 7th and 8th grade at Mount Vernon, and the 2024-2025 school year marks our 13th year as a Mount Vernon family! I am writing to express my full support for the installation of lights at Mount Vernon School's Ron Hill Field. My daughters are past and current athletes at the school, participating in Cross-Country, Track and Field, Volleyball, and most recently the Equestrian Team. I believe adding lights to Ron Hill Field will be incredibly beneficial for our students and community. This improvement will create more opportunities for students to engage in sports in the evenings, helping them stay active and reduce screen time. Mount Vernon has expanded the breadth and depth of their Middle and Upper School athletic teams in recent years - winning numerous prestigious titles. Mount Vernon is now being viewed as a power player in the athletic field, closing the gap on some of the non-Sandy Springs private schools like Marist and Wesleyan. All of this despite the fact that a huge number of Mount Vernon's athletic teams have to practice at OTHER facilities because our campus does not have enough facilities to accommodate all of the athletic teams before it gets dark at night! The improved lighting will allow families to participate in evening activities with greater safety, as well as reduce traffic by keeping students on campus for practices rather than traveling to off-campus locations during rush hour. This project will positively impact both the school and our community. Mount Vernon consistently welcomes the community to attend events such as theater, dance, and music performances. Furthermore, the school inspires students to serve Sandy Springs through initiatives like providing new shoes for every student at Lake Forest and Ison Springs Elementary Schools via the Cocoa Classic, creating virtual reality experiences for senior living facilities, and designing VR physical therapy experiences for pediatric patients at Children's Healthcare of Atlanta. Each year, Mount Vernon students also contribute over 1,000 hours of hands-on service and collect more than 10,000 items for organizations such as Solidarity Sandy Springs, Atlanta Mission, and Toys for Tots. My two daughters - now teenagers - are proud to be Mount Vernon Mustangs, and I want to help the school be everything they want it to be! Thank you for your time and for considering this important community improvement. I appreciate your support in making this a priority. Sincerely, Lauren Zgutowicz

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105014423.779000
Citizen Name: Elizabeth Vansant
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 5511 Durrett Drive, Dunwoody, GA 30338

Comment: I fully support the petition requesting to amend the conditions of the Use Permit issued in 2017 to allow illumination of the existing athletic field. This would be a huge asset to the school's athletic program. It will allow for safer practices (avoiding high temps) and allow more teams to be able to stay on campus for practice.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241105153649.459000

Citizen Name: Susan Kicak

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6497 Cherry Tree Lane

Comment: I am a resident of Mount Vernon Woods and this is the second time I am submitting a comment on this CUP application. The Mount Vernon School was only able to build the upper campus thanks to three things: 1) the donation of ten acres by the Glenn Foundation, given on the promise by the school that lights would never be installed on any athletic fields. 2) the cooperation from the Mount Vernon Woods Community Association to allow construction on land that was zoned as R01, given on the promise by the school that lights would never be installed on any athletic fields. 3) the sewer easement granted by Mount Vernon Woods residents Mary Ellen and John Snodgrass, given on the promise by the school that lights would never be installed on any athletic fields. The school wants you to believe that only the agreement with the Mount Vernon Woods Community Association matters since it expires in 2025. That simply is not true. Many promises were made to many people by both the school leaders and Mount Vernon Presbyterian Church leaders. Those promises need to be kept -- now and forever. To hear more about the sewer easement granted by John and Mary Ellen Snodgrass, go to <https://www.nomvschoollights.com/in-their-own-words> and watch the first video on this page.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 15, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20241015004318.032000

Citizen Name: Christine Kapur

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 609 Carriage Drive, Sandy Springs, GA

Comment: Mount Vernon Woods Resident - 500 feet behind current field - 609 Carriage Drive BY CONTRACT, MV STADIUM LIGHTS ARE NOT ALLOWED and is a breach of contract. MV Upper School was only allowed to build in its current location if they agreed that they would NOT install lights on any athletic field In 2003 MVS acquired 30 acres of land. The school purchased 20 acres, but 10 acres were DONATED by the Glenn Foundation. The giving arm of our previous neighbors, Tom and Lou Glenn. As a contract stipulation of the donated land and in protection of us, Tom and Lou Glenn required that MVS NOT add lights on any athletic field. The MV School agreed to this stipulation and named the Upper Campus The Glenn Campus in recognition of this generous gift. The MV School Proposal Asks For: Light and PA Usage, Monday thru Friday Until 10 pm at night. I am OPPOSED to this proposal because: As part of the school expansion, a new 2 Story Performance building will be built, further removing tree canopy between our neighborhood and the school district. Property Values - All of these impacts result in reduced property values for everyone in MVW. This is recognized as a negative impact on quality of life by home buyers. I just purchased my property last November and the value of my home will decrease if this is allowed. Traffic Volume - We already have people cutting through our street – now it could continue at night. Excess Noise - The noise is already very loud and we don't want the disturbance to continue at night. A friend of mine commented that it was so loud during a football game recently when she was sitting in my back yard. At the last meeting, the School agreed the proposed vegetation buffer would not be an effective sound and light barrier, nor would it block the line of sight to the bright lights on 70' poles for many years to come (initial plantings will only be 10-12' high). Light Pollution Parking Issues Pedestrian Traffic - Kids attending Friday night football games park in MVW cut through to attend the games. Security - Already, residents experience people peeping into yards and urinating behind trees. Enforcement SUPPORTING INFORMATION: Other options are available but have not been pursued: North Springs HS – w/funds to improve maintenance The Weber School - The Weber School was allowed to add football lights;, Holy Innocence, which backs up to a neighborhood like ours was not allowed. We attend Pace Academy and our school also was not allowed to build athletic fields on West Paces Ferry Road. I currently drive my kids to an athletic complex down 285 due to this.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 12:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105173849.574000
Citizen Name: Carmen Kavali
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 395 Otter Creek Court Sandy Springs, GA

Comment: Please support lighting the field for The Mount Vernon School. Our kids deserve adequate practice time and space, and lights would allow greater flexibility with practice times. Our kids also deserve to experience Friday Night Lights, something I grew up with, and I'll bet most of you did as well. The School has fulfilled every obligation to the surrounding neighbors for 20 years now, and they are being very thoughtful in their approach to lighting. This is something our School needs, and it would benefit our community, as more field times means other athletic groups could also utilize the fields.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 6:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028222153.681000

Citizen Name: Deborah Schroeder

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 9040 Huntcliff Trace

Comment: Please do not allow lights on field at Mt Vernon school. They built the school and field with a denial. This city just goes around allowing people to get around the rules after a few years. Why would we consider this?

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029233459.340000

Citizen Name: Britt Amos

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 3346 Valley Road, NW Atlanta, GA

Comment: My 13 year old daughter and 10 year old son attend the Mt. Vernon school. I'm in favor of approving the conditional use permit that would allow lights on the existing athletic field. By having the lights we can get kids outside and active for longer, we can compete with other independent schools that are not in Sandy Springs (let's not lose our Sandy Springs residents to other schools), and it allows us to serve the community by allowing other teams and leagues in Sandy Springs to use our fields. The innovative lights that have been researched and sourced by Mt. Vernon provide direct light to the field with minimum disruption to the neighborhoods in the area.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 2:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028183807.938000

Citizen Name: Todd Hunt

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6381 Radiant Trace

Comment: I am a resident of Aria West subdivision and my townhome is directly in sight of the area where the proposed CUP for lighting of the athletic field. I am in strong opposition to this CUP as the 70' lighting poles and the lighting created will be highly visible from my home. If allowed, the lighting and PA system could be used every night until 10:30 for MV school events or groups that rent the fields. This will cause a negative impact on the quality of life for the neighborhoods that surround the school. Additionally, this could affect future property values as no one wants to hear event noise and see the lighting created; which the city should have interest in preserving. Additionally, this goes against the original SUP with the city of SS that says no lights on any field. These terms were agreed to when the property was originally sold to MV School. Again, I am in strong opposition and asking our city council to vote against this CUP.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, October 18, 2024 4:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case RZ24-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: RZ24-0002

Time Submitted: 20241018200114.986000

Citizen Name: Patrick Mc

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 145 Chaseland Road Northeast

Comment: Dear [City Council Members], I am writing to express my concerns regarding the proposed exception for the developer who was previously granted permission to clear-cut a significant number of trees and demolish a historic home in our community. Given the impact these actions have had on our environment and local heritage, I strongly believe that the developer should not be allowed any further concessions. One of the key commitments made by the developer was to provide land for a public park, and I feel this is the least they can do in order to give back to the community. The park would not only serve as a much-needed green space but also help mitigate the effects of the extensive tree removal. This commitment is crucial to preserving a sense of community and sustainability, especially in light of the losses already incurred. Granting an exception would not only set a harmful precedent but also undermine the trust between the city, its residents, and future developers. I urge the council to hold the developer accountable and ensure they follow through on their original plans for the public park. Thank you for considering my concerns. I appreciate your attention to this matter and your dedication to the well-being of our community. Sincerely, Patrick

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 6:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027221845.231000

Citizen Name: Dollie Dikeman

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 295 Tamer Ln NW

Comment: This agreement was made and should be honored. My daughter attended Mt Vernon & participated in several sports. They did just fine without lights on the field.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, November 7, 2024 4:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241107211406.472000

Citizen Name: Kelley Elliott

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5086 Meadowcreek Dr. Dunwoody, GA

Comment: I'm writing to express support for installing lights on the sports fields at Mount Vernon. While I'm not a Sandy Springs resident, I am a Mount Vernon parent and I live in neighboring Dunwoody. If anything, I think the lights help Sandy Springs and your residents. I truly believe having schools in the community that are thriving are good for families and as a result good for property values. I have two personal examples of this that I hope you will read and share: 1 - Growing up, I lived on W. Nancy Creek Dr. which is now in the city of Brookhaven. Our home was adjacent to the Marist land with the football and baseball fields directly in our back yard. I would hear those games and think about the day I might go to Marist. It gave me pride. I was excited. Never once did we think it was an issue. I thought it was great fun to hear to band and see the lights! I was talking to my parents about the lights at MV and they said the exact same thing about our experience with Marist in our backyard! 2 - I currently live in Wyntercreek neighborhood in Dunwoody. Our neighborhood is adjacent to the new Austin Elementary School building which used to be the Dunwoody Senior Baseball fields. Before the fields were torn down to build Austin, we would often hear games and see the lights late into the night. My boys loved it and would ask if they could go watch the games. We started taking them to see the games as a part of the community from a very young age. One of our boys is now a very involved baseball player. I like to think that his proximity to those baseball fields - and all of the lights and noise - inspired him to love the game from a very young age. Please consider the bigger picture here as you make your decision. The claim of the lights as a safety issue just isn't true - speaking from someone who has lived most of my life adjacent to similar fields. All the best,

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 1, 2024 4:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241101202103.661000
Citizen Name: Emily Willingham
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4645 Jett Rd

Comment: Don't allow lights on Mt Vernon School fields. It is unconscionable to violate an agreement made when land was gifted.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Saturday, November 9, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241109014359.021000
Citizen Name: Lisa Ford
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 140 Seville Chase

Comment: I oppose the approval of these lights. When the school was approved and the land sold many years ago, a promise was made to the neighborhoods that no lights would be installed. Not having lights will not harm the school in reputation or ability to attract students. They will prove to be a burden of the neighbors.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Saturday, November 16, 2024 9:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241116140633.561000
Citizen Name: Cameron voyles
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 745 glenair drive

Comment: Please allow these advance technology lights to be built on the property. They will not have the negative impacts others are calming and will help the school and the community at large attract families increasing property values.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, October 22, 2024 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241022185504.819000

Citizen Name: Mona Patel

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6439 Lucent Lane Sandy Springs, GA

Comment: Dear Sir / Madam, Re: U-24-3, Request by Mt Vernon School, to amend the conditions of the Use Permit issued in 2017 to allow illumination of the existing athletic field. I am writing on an important matter to a vast majority of the residents of Aria West and Mount Vernon Woods communities regarding the proposal by Mount Vernon School to amend the conditions of the use permit issued in 2017 to allow light and PA usage Monday through Saturday till 10:30 pm. In that regard some arguments against approving proposal U-24-3: 1. The proposal to amend the conditions of the use permit issued in 2017 to allow illumination of the existing athletic field will worsen light and noise pollution to the adjoining homes and community. This is particularly problematic as it occurs in the evening when residents would like to enjoy a quiet dinner and families especially those with babies and infant children put them to bed starting as early as 7:00pm. We have a number of starter families in our community. 2. MV School draws its population from over 50 ZIP codes outside the city of Sandy Springs, the vast majority of who do not have to live with the impact of traffic congestion, noise and light pollution in their backyards and do not contribute in any way either economically or other to the local community or the City. 3. The current egress and ingress on Mt Vernon between Glenridge Drive and Roswell Road is already heavily congested during the hours of school drop-off / pick-up and other school activities and will only get worse. Additionally, parking is already constrained and will get worse on Mount Vernon. 4. Mount Vernon is seeking a change that that also allows it to rent out the fields out to others for a for profit purpose which clearly only the school will benefit from while the surrounding community will bear the impact and cost of this, adinfitem. The increased traffic will not benefit any local businesses and related tax base for the City as the patrons will almost always head home after the games. In my opposition to this proposal, I respectfully ask, how do the above reconcile with the following sections cited from the Charter of the City of Sandy Springs for its impacted citizens and community when considered together. Section1.03: Powers and Construction (12) General health, safety, and welfare. To define, regulate, and prohibit any act, practice, conduct, or use of property which is detrimental to health, sanitation, cleanliness, welfare, and safety of the inhabitants of the city, and to provide for the enforcement of such standards (22) Nuisance. To define a nuisance and provide for its abatement whether on public or private property. If the use is 6 days a week it will be a nuisance from the local residents perspective. (24) Planning and zoning. To provide comprehensive city planning for development by zoning; and to provide subdivision regulation and the like as the city council deems necessary and reasonable to insure a safe, healthy, and aesthetically pleasing community; (41) Other powers. To exercise and enjoy all other powers, functions,

rights, privileges, and immunities necessary or desirable to promote or protect the safety, health, peace, security, good order, comfort, convenience, or general welfare of the city and its inhabitants. Thank you for your kind consideration of my comments.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, September 24, 2024 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240924143344.928000

Citizen Name: Dana Grantham

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 375 Ridgeview Trail NE, Sandy Springs GA 30328

Comment: I am a 40 year resident of Mt Vernon Woods neighborhood and past president of the homeowners association. I am vehemently opposed to the school's application for lights on their football field, which is immediately adjacent to the backyards of multiple neighbors on Carriage and Williamson and visible and audible to many more. By legal and verbal agreements with our neighborhood, and other adjacent or nearby communities, the school has uniformly promised there would be no lights. Now they seek to go back on their word. Installing 70 foot lights would create an avoidable nuisance per accidens by ruining the peaceful enjoyment of my neighbors' properties. Plus the attendant noise created by hosting nighttime practices and weekend games till the proposed 10:30 pm shutoff time would create an ongoing nuisance for us that we cannot escape or mitigate. The school has stated it's their intention to use the lighted field at least six nights a week. Their football field is in the wrong place for this request and should be denied, as the school was permitted to build there based on the stipulation that they agreed to that there would be no stadium lighting. Please deny their CUP application. They have offered no solutions that would make their request feasible. Their students come and go, but our neighbors would suffer damages and diminution of their quiet enjoyment, privacy and property values forever.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 10:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026140337.880000

Citizen Name: Mary Catherine St. Louis

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 120 Woodchase Ct. NE

Comment: Good Morning, Please do not approve the above zoning request for lighting. The nearby neighbors were promised no lights as a condition of the gift. The Council does not have the authority to break that promise! The economic and personal damage to the neighbors of an approval would be inestimable

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 15, 2024 11:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241115163037.813000

Citizen Name: Patty Urban

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 4418 Club Drive NE Atlanta, GA 30319

Comment: Expressing support for the Mount Vernon School and the installation and use of lights for the athletic facilities. As a long time resident of the Atlanta Metro area, I feel strongly that the Mount Vernon School has been a significant contributor to the growth of the city of Sandy Springs, and that having a well regarded private education institution has been instrumental in adding to the overall identity of Sandy Springs, and the desirability of the homes in the immediate vicinity of The Mount Vernon School. The benefits to the area include the adjacent neighborhood of Vernon Woods, where recent home sales demonstrate this impact of more than a five-fold increase in home prices from the 2010/2011 time period to 2024. (495 Carriage Drive - Sold 10/13/2024 for \$1.22MM with previous sale taking place 07/27/2010 for \$250k; 445 Bridges Creek Trail - Sold 06/08/2024 for \$1.1MM with previous sale taking place on 02/01/11 for \$227k). In addition to creating a desirable residential housing environment, the school community has been a stabilizing influence on a part of the city that otherwise could have been more commercial or less desirable in making a thriving diverse community. While neighbors - who are benefiting from the economic effects of the school - may raise concerns about light pollution, these concerns have already been mitigated with newer technology in lighting as already provided by the school. Additionally, the number of days / nights when the football field lights might be used is ~6 to 8 nights per year. This is less than 2% of the year. To exceed 10% of a usage factor for the school would have to use the fields at night 36 days in a year, which would be mean 1 game per week for every week of the school year. With this in mind, it seems that the city is spending an exorbitant amount of time and money to study an issue that is an exception in practice rather than a rule. Finally, I would like to share that our family previously lived in a neighborhood adjacent to a large private school who used their lights for football games. Our home (Chelsea Crescent, Brookhaven, GA 3031) was less than 250m from the Marist Football stadium, and was never a bother or a nuisance to our daily life (even when we had small children who went to bed at 8pm). It is my recommendation that the city approve the measure put before it, and vote in favor of the lights for Mount Vernon school and in favor of positive growth for Sandy Springs.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 3:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029191856.896000

Citizen Name: William Bastek

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 3645 Ivy Rd NE

Comment: Good day! I would respectfully appreciate the appropriate folks to please endorse the petition to adding lights at Mount Vernon. The sentiment by the surrounding neighborhood is not based on any factual information. Including that with todays LED technology these lights pose no impact to anyone's residence as previously been discussed as the main issue for not supporting. Many thanks for your thoughtful help here is greatly appreciated. Best regards, Billy Bastek.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 8, 2024 1:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241108174822.970000

Citizen Name: Jason Rozenblat

Citizen Email: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Phone: [REDACTED]

Citizen Address: 7440 Brandonshire Road

Comment: To Whom It May Concern- I am writing to express my support for the proposal to install stadium lights at Mount Vernon's football fields. As a parent and community member, I understand that there are concerns from the nearby neighborhood, but I believe the benefits of this project far outweigh the potential drawbacks. First and foremost, the installation of lights would provide our student-athletes with the opportunity to participate in evening games and practices, accommodating their busy schedules and offering them the chance to compete under proper lighting conditions. Many of our students rely on extracurricular activities like football not only for physical fitness, but also for building teamwork, discipline, and leadership skills that will serve them well throughout their lives. Additionally, the lights would enhance the school's ability to host evening events, benefiting not only the football program but also other school activities such as band performances, track meets, and community gatherings. This would foster a greater sense of school spirit and community involvement. I understand that the concerns of the nearby residents are valid, and I encourage a collaborative effort to address potential issues such as light pollution and noise. However, I believe that with proper planning and consideration, these challenges can be mitigated while still allowing our students the opportunities they deserve. I respectfully urge you to consider the positive impact that stadium lights would have on our school and its students, and I hope that the city can move forward with this important project. Thank you for your time and attention to this matter. I look forward to your support in helping provide the best opportunities for our children. Sincerely, Jason Rozenblat

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 4:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029204029.215000

Citizen Name: Emily Kanderis

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 430 Bridges Creek Trail Sandy Springs, GA 30328

Comment: I am a graduate of Mount Vernon School, a resident of the City of Sandy Springs and currently attend Emory Univ. I am OPPOSED to stadium lighting. The school touts it is for the children's experience, but this is not needed. I attended MVS since I was a toddler (preschool) and not having stadium lights did not impact my educational experience. Having games earlier in the day actually allowed for student attendance as I didn't have to leave the campus and went immediately after school (bettering traffic). For a few MVS evening games, we carpooled to North Springs. A different environment was fun and exciting. What is the benefit for City of Sandy Springs? NOTHING I do not want 3,500 100-watt light bulbs shining into my bedroom windows. This affects my sleep, my studying, my life.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, September 29, 2024 2:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240929181944.245000

Citizen Name: Atishi Sthanunathan

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 735 Glengate Pl

Comment: I am a resident of the Gates of Glenridge and I am strongly opposed to the addition of stadium lights and expansion of their fields. The school has disregarded any previous agreements in the past in terms of respecting the neighboring communities. They plan on renting the field to outsiders which will further increase usage, noise pollution, light pollution and traffic.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, November 4, 2024 6:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241104232153.750000
Citizen Name: Melinda Mueller
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 2449 Oostanaula dr Atlanta ga 30319

Comment: I support the lights at Mount Vernon field. This school is a community gem that builds a better community in the surrounding neighborhoods. The events and noise is at a minimum all year long and adding lights do not increase the school size or noise. It does allow the ability for more kids to stay active and involved on campus. The impact on surrounding areas is minimal, at best, compared. To the positive impact on kids.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 10:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028143438.137000

Citizen Name: Amanda Schab

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 659 Carriage Drive

Comment: Mount Vernon School's petition to install lighting at their football field is without educational merit, detrimental to Sandy Springs neighbors, and sets a dangerous precedent for the rest of Sandy Springs. A. As a parent whose children graduated from MVS and attended Ivy League colleges, I can affirm that there is no educational need for the school to implement field lights; the education provided by MVS does not need nighttime games to enhance its purpose. If this were the case, the school would not need to rent out the field year-round to 3rd parties. It is clear the intent of the lighting initiative is revenue based - effectively a money grab at the expense of Sandy Springs neighbors. B. The initiative itself violates the original agreement with the Glenn family and surrounding neighbors, and would, if approved, damage both property values and trust in elected officials who are chosen to protect and enhance the livability of Sandy Springs. I would also note that MVS has long promoted the fact that it pulls its student/family population from across metro Atlanta - not just Sandy Springs. Why would Sandy Springs officials approve an initiative that supports those outside our community, and damages those within? C. This would set a dangerous precedent that Sandy Springs officials, and other neighborhoods would deal with for decades to come. If this were approved, what's to stop other schools across Sandy Springs from petitioning for the same and setting a trend that puts every neighborhood around a school at risk? I strongly encourage the Planning Commission, the City Council members, and Mayor Rusty Paul to deny this request and stop the MVS lights.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, October 24, 2024 1:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20241024174417.240000
Citizen Name: Kimberlee Dubovsky
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6450 Vernon Woods Drive

Comment: I am against lighting the field at Mt Vernon School. I'm against it because it goes against the agreement made with the Glenn family who only sold the the land with the understanding that there would never be lights. I against it for my neighbors who directly share boundaries with the school because it will dramatically decrease their property values, put them at increase risk for crime, disturb their peace in their homes and yards, negatively impact their every quality of life, and, most importantly, with the loudspeakers that come with the lights, negatively impact their health, which has been scientifically proven in peer reviewed evidence based studies. The Head of school states that the lights are necessary to enhance the athlete's experience...note not their performance. That a student athlete enhanced experience is detrimental to the rest of us as has been scientifically shown is not representative of the Christian values that the school supposedly holds dear. The Federal government also addresses the negative health effects of noise pollution in Clean Air Act Title IV - Noise Pollution. Mt Vernon Woods is a protected neighborhood in Sandy Springs. Protect it. Please deny the school's zoning request. Any agreement that has been made with them previously since the upper campus was built has not been honored by the school. They have shown themselves not to be good neighbors.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028013041.129000

Citizen Name: Robert L Robinson

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5400 Roswell Rd

Comment: Please do not approve. Lighting and late night use of the fields is not appropriate for this neighborhood and will be a nuisance to the school's neighbors.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 5:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028212610.322000

Citizen Name: Elizabeth S. Hunger

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 9835 Trace Valley

Comment: I respectfully oppose allowing for the Mt. Vernon School to illuminate their playing fields. I enjoy having the school a part of our community but both neighbors and dwindling wildlife deserve the rights of no artificial lights at night. The school understood and agreed to not having lit fields when they were built and should be held to this agreement. Thank you.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029022842.749000

Citizen Name: Ann B Hobbs

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6367 Vernon Woods Dr.

Comment: I am saying a very loud NO!!!! to lights on the playing and practice fields at Mount Vernon School. THis is an institution that has not kept it's written commitments with our community "Mount Vernon Woods" over the past 20 years and continues to hide the truth from us now. They have plans to rent out their fields 6 days a week/ 52 weeks a year for profit while severely degrading the quality of life in our community as well a our property values. This has been a wonderful community to live in for the past 70 years. Unfortunately the future does not look as good. we as a community will suffer for the benefits of those who are not Sandy Springs residents.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029022836.840000

Citizen Name: Sahar Higgs

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 480 Heritage Way

Comment: Oppose the illumination of athletic fields. I also oppose the rental or lease of the field to 3rd parties outside of the Mt Vernon school. Increased traffic, noise and disruption of peace during evening hours would be the primary reasons.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, November 4, 2024 6:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241104231947.671000
Citizen Name: Lauren Galvin
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 3125 Oglethorpe Way NE Brookhaven, GA

Comment: Having a highly rated private school in close proximity will enhance home values and improve the neighborhood. It will also improve the appeal of Sandy Springs as a whole. The school cannot compete with nearby private schools without a competitive football team (and they will not be able to attract talent without lights). The residents knew or should have known that moratorium on field lights was expiring per the covenant. Events will be infrequent and end by 10:30pm. Evening football games will provide an opportunity for more community engagement. Neighbors should embrace the positive change that field lights represent.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028035517.117000

Citizen Name: Sally Lynch

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 4119 North Broadland Rd NW

Comment: Please do not allow lights on Mt. Vernon school fields.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, December 3, 2024 11:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241203155342.355000

Citizen Name: Elizabeth Ann Delmas

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6468 Cherry Tree Lane NE, Sandy Springs, GA

Comment: My name is Elizabeth Ann Delmas, and I have lived in Mt Vernon Woods since 1998. I was on the Board for the HOA when the Mt Vernon School purchased the property and requested to build a school on the location, The school promised they would never put lights or sounds on the school as part of the agreement. They wanted to be a good "neighbor" and we trusted their word. Any changes to the original agreement would negatively affect the houses along Carriage and Williamson Drive. As the school fields are within feet of many of those houses. It would also cause a chain reaction to other schools in and around Sandy Springs to request the lights and sounds on their existing fields. The school currently uses other fields for nighttime use and this needs to continue, rather than adding lights and sounds to their fields. Adding the lights and sounds will ultimately cause them to be used more as the school can rent them out to other schools. This will be a nightmare for the neighborhood as they could easily light them nightly. Please do not approve the request from the Mt Vernon School as in their original request they promised they would never ask for lights or sounds on their fields due to the negative affect on our neighborhood.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027141926.138000

Citizen Name: Joe Scha

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 659 Carriage Drive Sandy Springs GA

Comment: Sandy Springs MUST deny this application for several reasons: 1. The school bought the land with the agreement there would be no lights 2. Mount Vernon Woods neighborhood has been designated as a protected neighborhood. Lights only feet from this neighborhood would materially impact the quality of life of neighbors due to light pollution, noise pollution, traffic and illegal parking. 3. The school has stated they would rent out the fields. Lights would be on year round and would be available and controlled by organizations who have no connection or concern for neighbors, and thus will be far less likely to adhere to agreements or stipulations made between the city and the school. 4. Lights would not improve student life at the school. A generation of kids has already gone thru the school without lights and they had a great high school community. My own kids graduated from the school and enjoyed football games and practices without lights. It is an unnecessary “nice to have.” 5. Other private schools in Sandy Springs do not have lights. Approving lights here will set a precedent for other applications, adversely impacting neighborhoods throughout the city. As the parent of Mount Vernon School alumni, and a resident of Mount Vernon Woods, I am firmly opposed to lights at the school. It will negatively impact the quality of life in the neighborhood, breach an agreement that has been in place for 20 years, and set a precedent for other applications in the future — all for field lights that will not have any impact on the quality of education or experiences of the schools student body. I urge Sandy Springs to deny this application.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029185035.153000

Citizen Name: Yvonne Danneman

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6650 Williamson Dr Sandy Springs

Comment: We have lived in Mt Vernon Woods for 49 years! As a close knit neighborhood, we have fought various zoning issues. This is one issue that we are most definitely opposed. Our neighborhood was established in 1953 long before the MV school. The lights will severely be detrimental to the neighbors along Carriage Dr, that backs up to the field wanting lights, but also add unwanted noise, traffic and simply a life style disruption to many. Please, just think how you would feel with lights 70 feet above your home and unnecessary extra traffic also? We are tax payers, the school is not.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 1, 2024 7:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241101231927.923000

Citizen Name: Laura Spence

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6497 Cherry Tree Lane

Comment: Mount Vernon school not only agreed to no lights with Mount Vernon Woods in exchange for supporting the upper school initial construction. They also agreed with the Glenn's when the property was sold and given to them. They agreed again when they required an easement to get to the sewer line through homes on Carriage Drive. The school wants to say technology has changed so lights should be permitted. The issue is none of the people selling property, granting easements or supporting the school's initial construction have changed their view. The school also agreed again in their 2017 CUP. The school board president admitted, during the October 30 community meeting, there is nothing in it for the nearby neighborhoods to support the lights, but they think they should get lights anyway. Why do the neighborhoods have to solve the issues with practice time and the desire for Friday Night Lights when everyone agree at the start that no lights were allowed. Parents sent their kids to the school knowing there were no lights. Also, a majority of the students/parents do not live in Sandy Springs and therefore don't vote in our elections and are not affected by all the issues lights would bring. I encourage the city to not support the lights and to make sure this issue does not come back around in the next 20 years.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, October 23, 2024 7:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241023232115.132000

Citizen Name: Carol Miller

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6447 Lucent Lane

Comment: Re: U-24-3, request by Mt Vernon School to amend the conditions of the Use Permit issued in 2017 to allow illumination of the existing athletic field. I've lived in Sandy Springs for nearly 30 years. I attended Holy Spirit Catholic Church and worked at Holy Innocents' Episcopal School, so I know all too well the history of schools attempting to amend its special-use permits – Holy Spirit for a parking deck, football field and lighting, and Holy Innocents' for lighting on its football field. Both attempts were ultimately denied by the city council due to nuisance and traffic concerns and loss of greenspace. The same conditions apply to the Mt Vernon School situation. Two single-family residential neighborhoods would be severely impacted by noise and light should this amendment be approved. I see no difference between this situation and the above-mentioned schools. As it states in the City Charter: (24) To provide comprehensive city planning for development by zoning; and to provide subdivision regulation and the like as the city council deems necessary and reasonable to insure a safe, healthy, and aesthetically pleasing community. Lighting of the athletic field will undermine our safe, healthy, and aesthetically pleasing community. Thank you for your consideration.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:13 AM
To: COSS Planning and Zoning
Subject: Fwd: Light for Ron Hill Field and Mount Vernon School

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: [REDACTED]
Date: Mon, Nov 4, 2024 at 8:12 PM
Subject: Light for Ron Hill Field and Mount Vernon School
To: <jreichel@sandyspringsga.gov>, <akatz@mountvernonschool.org>

Hello Mrs. Reichel and Mrs. Katz,

Thank you so much for your support and leadership. I am emailing both of you to lend my support for the lights at Mount Vernon. I think they will add so much to this loving, caring, and philanthropic community. My daughters, Margaret and Emily, would LOVE to have the lights and we would to!

Please vote yes!

Sincerely,

Kate Schneider Burke | REALTOR

DORSEY ALSTON, REALTORS®

Phone: [404-441-5283](tel:404-441-5283)

--

Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028112139.593000

Citizen Name: Mark Frank

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6125 Old Hickory Point NW

Comment: Please do not allow this CUP request. It would be detrimental to the surrounding properties and neighborhoods and reduce values, cause additional noise and light pollution, add more traffic to an already congested area, and set terrible precedent. The fields would never have been approved in the first place with the lights. The neighborhood should not have to fight the same battles again and again.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 1:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026172027.298000

Citizen Name: [REDACTED]

Citizen Email: cwtasid@bellsouth.net

Citizen Phone: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Address: 430 Winfield Glen Ct

Comment: Requesting No Lights on the fields as originally specified by the Glenn family.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 1:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105182055.493000
Citizen Name: David B Walmsley
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 349 PINELAND RD NW, atlanta ga

Comment: I am in full support of the lights for Ron Hill Field. While I don't currently live in Sandy Springs, I was raised there and live almost adjacent to the border. Mt Vernon has been a great addition to the Sandy Springs community and a great neighbor overall. They're doing everything they can to mitigate any light and noise pollution that might occur as a result of being able to use the field after dark.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028230313.024000

Citizen Name: Patti Fogarty

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 440 Bridges Creek Trail Sandy Springs GA 30328

Comment: PLEASE do not allow such disruptive noise and lights to be used at MT Vernon School. They have lied about their intentions since the beginning. They will have distruptive activities as often as they can rent out their fields. Our quiet and peaceful neighborhood will never be the same!! PLEASE DO NOT ALLOW THIS TO HAPPEN!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 31, 2024 11:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241031153436.899000

Citizen Name: Mike Mabry

Citizen Email: [REDACTED] OCGA 50-18-72(a)(20)(A)

Citizen Phone [REDACTED]

Citizen Address: 1115 Curry Dr.

Comment: I don't live in an affected neighborhood or have children that go to Mt Vernon but, after reading comments like "would allow unrestricted lights and amplified sound every night of every day of every year until 10:30pm", I wanted to offer a little real-world perspective. Last year I had three children at Riverwood High School (one graduated so now I have two there) who participated in a total of six outdoor sports, so I am very familiar with field use. Varsity football is the only sport where games start late (usually 7:30), run long (usually 2.5 hours) and use the PA system after almost every play. Riverwood has five home football games this season. Varsity flag football games usually start at 5:00 or 6:00, last for one hour and typically only announce scores. Usually, three teams play two games each and it is all over in three hours. Boys and girls varsity lacrosse games usually start at 6:00 or 6:30, last less than two hours and typically only announce scores. Girls varsity soccer matches usually start at 6:00 or 6:30, last less than two hours and typically only announce scores. Boys varsity soccer is sometimes played after the girls match, lasts less than two hours and typically only announce scores. I believe Riverwood had seven of these types of games last year. There is a shortage of field space for local youth teams and Riverwood rents its fields as do many other schools. The Jr Raiders (middle school teams which are not part of Riverwood athletics) football and lacrosse teams use the main field and NYO is the primary customer of the baseball and softball fields. There are other customers of which I lack familiarity, but I have never seen a practice in any sport go past 8:30 or PA systems used at any practice. There is never enough money for high school sports and these rental opportunities help defray the cost for our teams while providing much needed field space for other youth teams (of which two of my children have participated). I see it as the definition of a win-win situation. Also, I will be happy to share privately with you how much we pay for the Riverwood sports in which we are involved. Field rental is not a license to print money. Riverwoods football field lights are the old-style floodlights that seem to light everything including a little bit of the field. We have played at newer schools and schools with newer lighting systems that are incredible. Field lighting had never crossed my mind until we played at a school with newer lights and the difference got my attention immediately. The fields are much brighter while the surrounding areas are dark. This lighting accuracy may explain the "3500 100-watt bulbs" complaint I read. I urge you to see one of these fields for yourself. Given the typical number of high school sports teams, it is impossible to practice effectively without field lights. In the winter at Riverwood you will have JV and varsity girls lacrosse, JV and varsity girls soccer, JV and varsity boys lacrosse, JV and varsity boys soccer PLUS the track and field teams using the periphery. Because of all the teams, my son's lacrosse practice last year was from 6:00-8:00pm. Thank goodness for the field lights! But even in the spring and

fall, an overcast afternoon can easily necessitate lights toward the end of practice. Lastly, I would offer that a quick phone call to the athletic directors of Riverwood, Holy Innocents and North Springs could provide accurate, real world field use information without all the exaggeration we have been hearing.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 11:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026150917.629000

Citizen Name: Carolyn Jordan

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6731 Castleton Drive Sandy Springs Georgia 30328

Comment: The school should not be allowed to install the lights they are requesting. The lights will disturb the homeowners around the school. This is unfair to those who bought homes near the school.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, October 22, 2024 3:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241022190455.616000
Citizen Name: Thomas Modi
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6455 Lucent Lane

Comment: The planned addition of lights to the football field at Mt. Vernon School will have a definite detrimental effect on the surrounding communities. As it currently exists, there is considerable noise resulting from afternoon football games. If lights are added there is the potential for nightly activity on the field six of seven nights of the week. Mt. Vernon has admitted that they plan to rent the field to outside parties. The lights, game noise (bands, PA announcements, etc.) increased traffic through the neighborhoods at night with those inherent risks will definitely affect the quality of life as well as property values in our neighborhoods. When the property was obtained from the Glenn family it was agreed that no lights would be placed on the field. This was meant to support the quality of life in the neighborhoods surrounding the school. I can understand the school's desire for a lighted field, but, the resulting damage to the quality of life to the area homes will be significant and should not be allowed.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, November 4, 2024 7:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3

Time Submitted: 20241104235140.535000

Citizen Name: Stephanie Smeltzer

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 110 River North Dr NW

Comment: I am writing in support of the lights at Mount Vernon. We love the benefits of having a school in Sandy springs and how involved Mount Vernon and their students are in the community. My 5 year old recently learned about architecture at the king and queen and my 8 year has learned about supply and demand from purchasing items at Trader Joe's. We are invested in sports in Sandy Springs as well- my son has played baseball at SSYS since age 5 and Mount Vernon's athletic development is very dependent on getting these lights. Please consider the future of our children and the future of MV.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028141716.427000

Citizen Name: Dorothy Myers

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6341 Vernon Woods Drive

Comment: I am opposed to the request for lights for MV School's football field. I live in MV Woods neighborhood and have strong objections to lights, noise, traffic and what it may do to our property values. It appears the school is not thinking about Community and only the money it will make from renting out their field to other institutions. Let's preserve our neighborhood and vote NO for lights.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Monday, November 25, 2024 6:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241125224910.897000
Citizen Name: Laura Spence
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6497 Cherry Tree Lane

Comment: Please consider any ability to enforce any restrictions placed on MVS lights. We have heard the fine will be very small in relation to the schools and their parents financial resources. What is the ability to address infractions? Many will occur outside of normal business hours. Many would be sound and light related. Would there be an ability or desire to shut them down in a timely manner? What would be required to document a violation? Sound meters and who would be available to do the monitoring. Lights on outside approved hours who do you call and what will they do with an ongoing event? It is my understanding there is no real way to enforce anything, and it all relies on the neighbors monitoring and reporting violations. There will be no active monitoring by the city.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 7:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030231813.499000

Citizen Name: Joanne knapp

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 699 carriage dr

Comment: MVW RESIDENT I am OPPOSED TO the CONDITIONAL USE PERMIT.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Sunday, November 17, 2024 4:21 PM
To: COSS Planning and Zoning
Subject: Fwd: I Support Mount Vernon School and its positive impact on Sandy Springs

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Dana Mckenzie [REDACTED]
Date: Sun, Nov 17, 2024 at 9:47 AM
Subject: I Support Mount Vernon School and its positive impact on Sandy Springs
To: <reichel@sandyspringsga.gov>
Cc: Katz Anne <akatz@mountvernonschool.org>

Dear Councilwoman Reichel,

As a Sandy Springs community member, I am writing to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs.

I believe a vibrant school community is both essential, and impactful, to its surrounding neighborhoods, businesses and larger community.

The Mount Vernon school has proudly and joyfully demonstrated time and again, how committed we are to building and helping to support our thriving community.

Within that vibrant community, our youth are our future. And helping to grow strong and healthy youth is part of our mission. One way we as a school do that is through sports. And as sports have always been an essential element of our youth, we seek to provide as many safe and healthy outlets as we can for our teams, students, families and neighbors to practice and participate as much as possible.

Adding high-tech lights to our football field will expand the school's ability to better use our own facilities, while also seeking to limit any negative impact on our neighbors.

It will also help to reduce traffic congestion (currently an issue in SS) at peak times by keeping students on campus (versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices).

It will also help to:

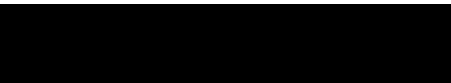
- Reduce heat-related issues for students playing during the hottest parts of the day.
- Allow the school to offer more teams.

- Increased opportunities for sports help reduce screen time, which is negatively impacting this generation with increased anxiety, depression, and suicide
- Improved lighting would allow more families to safely participate in evening activities.
- Adding lights would create a safer environment for evening games, practices, and community gatherings.
- Mount Vernon will continue to invite the entire community to attend theatre, dance, and music events throughout the year
- Mount Vernon will continue to inspire the next generation to serve Sandy Springs through service
 - New shoes for every student at Lake Forest and Ison Springs Elementary Schools via the Cocoa Classic - an MV Student initiative
 - VR 'travel' experiences designed for Vernon Springs and Somerby Senior Living Facilities, which students created
 - VR physical therapy experience designed for pediatric patients at Children's Healthcare of Atlanta
 - Hands-on service (1,000+ hours) and donations collected (10,000+ items) for Solidarity Sandy Springs, Atlanta Mission, and Toys for Tots annual drive.

Thank you for your commitment to your community. And for your time and consideration.

Best,
Dana

Dana McKenzie
Vice President, People & Culture
Harver



--

Anne Katz
Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105235217.112000
Citizen Name: Kimberly Champney
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 5353 Brooke Farm Drive

Comment: The lights on the Ron Hill Field at MVS is a key part to this schools growth and development. A lack of appropriate lighting is limiting growth of sports at the school. My children have participated in a number of sports at this school. I do NOT have superstar athletes at all but sportmanship, team membership, leadership, followership, school spirit are important for young adults and this school.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, September 26, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3

Time Submitted: 20240925235413.751000

Citizen Name: Dan Oliver

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6485 Williamson Dr, Sandy Springs, GA

Comment: My property abuts Mount Vernon School's expansion land. I am opposed to lighting the schools athletic fields. I don't think it is necessary to the success of the school. They claim they need lights to accommodate student activities. They've told us they rent the fields to unrelated athletic teams. They've created their own problem. I believe, and they have substantiated, that they are doing this purely for a profit. There are various other options available to them to create additional field capacity, for example don't rent their fields to outside teams. There are also other lighted fields they could use; North Springs HS will have new lighted fields soon, Ridgeview has an unused football field that would accommodate lights and Dunwoody Springs Elementary School has a lighted field which is rarely used. Several other Atlanta area private schools (Pace, Holy Innocence and Holy Spirit) have addressed this "desire" in this way. Lights will negatively Vernon Wood's neighborhood environment with increased traffic, noise, and light pollution. I am dead set against the addition of lights at the school.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Monday, November 18, 2024 5:17 PM
To: COSS Planning and Zoning
Subject: Fwd: Support for Adding Lights at Ron Hill Field

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----- Forwarded message -----

From: Carmel Casale <[REDACTED]>
Date: Mon, Nov 18, 2024 at 3:25 PM
Subject: Support for Adding Lights at Ron Hill Field
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>, <jpaulson@sandyspringsga.gov>, <mmular@sandyspringsga.gov>, <mkelley@sandyspringsga.gov>, Bauman, Andy <abauman@sandyspringsga.gov>, <tdejulio@sandyspringsga.gov>, <rpaul@sandyspringsga.gov>

Dear Councilwoman Jody Reichel,

I am Paul Savage, a retired school administrator who lives in Sandy Springs and grandparent to twin boys at Mount Vernon school. They are in the eighth grade and play several sports at Mount Vernon. I support lights at Ron Hill Field most middle and high school have lights on their sport fields. It's an opportunity for the students to play sports and for the parents and families to attend. Many parents are unable to attend 3:30 pm games and lights are needed for high school games since it does get dark after 5pm. In the summer we are fighting against the heat and many students and parents suffer heat stroke. The premise here is that the lights at Ron Hill Field would be for the "good of many not just a few". Sports are an essential part of the school curriculum.

The opposition party to the lights have continued to post misinformation on yard signs and on the Nextdoor site. The lights are downward lit and will not shine into their neighborhood. The information has been discussed and delivered to the opposition but they refuse to consider it. Change is difficult for some people but it is also inevitable. Their negative energy has cost the school time and money. They do not want to negotiate which the headmaster has tried to do. They won't understand that change is necessary for the student body which consists of approximately 1200 students plus, teachers, parents and grandparents - the change is for the "good of many not just a few".

Thank you for your consideration and hope that you will understand that the Mount Vernon school needs this improvement for its present and future student body.

Paul Savage
[REDACTED]

6607 Sterling Dr

Sandy Springs 30328

--

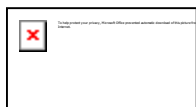
Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Saturday, November 9, 2024 5:22 PM
To: COSS Planning and Zoning
Subject: Fwd: We Support Mount Vernon School and the Sandy Springs Community

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

----- Forwarded message -----

From: Williams-Wass, Yvonne <[REDACTED]>
Date: Fri, Nov 8, 2024 at 3:13 PM
Subject: We Support Mount Vernon School and the Sandy Springs Community
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>

Councilwoman Reichel:

Good afternoon. I hope this email finds you well on this beautiful Friday. I am writing this afternoon to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs as I believe this will provide a lasting beneficial impact on the Mount Vernon students and the broader Sandy Springs community.

My children are both students at Mount Vernon - one in the Lower School and one in the Preschool about to enter Kindergarten. One of their favorite things about Mount Vernon is going over to where the "big kids" go to school on the Upper Campus (where their father, my husband, also teaches) and being part of a school community with such diversity of activities. While they're only just participating in "Mustangs in Training," they love going to campus to watch our sports teams compete.

As a mom and community member - I have so many concerns every day about my kids. I know I'm not alone in worrying about everything from screen time exposure, mental health, and (perhaps most alarming) the rates of violence at schools. You know one thing that is shown to reduce so many concerns? Participation in sports while at school -- it keeps kids healthy, keeps them off screens, builds a sense of community, and helps mitigate the risks for increased anxiety and stressors. Adding lights keeps students on campus and with friends. Allowing the school to offer more teams (including opening up some opportunities for more girl's teams!) is a huge benefit.

I went to the last community meeting and heard the comments of some neighbors. I will admit - we live just inches across the city line in Dunwoody. But I go into Sandy Springs every day because of Mount Vernon - we eat at those restaurants, we shop in those shops, and we play sports at Morgan Falls with

SSYS. The school is doing so much to limit any negative impact - and the benefit of a thriving school community is priceless.

As you weigh this decision, please advocate on behalf of our school community. Mount Vernon is doing such an amazing job with its community in providing a safe place to thrive and develop. Please allow the school to expand in this work to build an even stronger community.

Thank you for your consideration. I appreciate your time this afternoon.

Yvonne Williams-Wass

Mom to Ethan (PK4) and Dylan (Grade 3, Cross Country Mustang in Training)



Yvonne Williams-Wass
(she/her/hers)

Managing Associate General Counsel
Legal Investigations



--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Tuesday, October 29, 2024 10:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241029142631.954000

Citizen Name: Deborah L. Cagle

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6254 Vernon Woods Drive Sandy Springs, GA.

Comment: As a MVW resident of 49 years, I attended the first meeting between the neighborhood and the school when the school sought the neighborhood's support in their conditional use permit. We voiced our concern then that the property was too small and close to our neighborhood to have a stadium, noise, and lights. The chairman of the board said, "We will NEVER have a stadium or lights on this property. We will build our athletic complex off campus." In the following years nothing has changed except the school abandoning their pledge and not only have a stadium for their students, but renting it out to Concorde Soccer and plans to do the same with an additional two fields backing up to our neighborhood. As you vote I hope you will ask yourself, "Would I want to live 100 feet from a sports complex with lights, noise, and people urinating in my yard until 10:30 at night, 6 nights a week? Please protect our neighborhood and all neighborhoods in Sandy Springs. We are at your mercy."

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:15 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for lights at Mount Vernon

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Cissy Zelickson <[REDACTED]>
Date: Tue, Nov 5, 2024 at 12:35 PM
Subject: Support for lights at Mount Vernon
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>

Dear Council Member Reichel,

I am writing to express my strong support for the installation of lights at Mount Vernon School's Ron Hill Field. My family lives in Meadowbrook in the 30342 zip code.

There are schools all over this city...you learn to avoid certain roads or certain times around these locations during morning and afternoon commutes. No one is immune to this - it is simply a part of life in any community or city. My children have played on numerous baseball fields behind Sarah Smith School, behind St. James school on Mount Paran throughout the entire year and at those late games - I have never encountered anyone upset with the sound of youth cheering on America's favorite pastime. Installing lights will simply allow Mount Vernon to use the fields to a certain extent (hour) of the day....again, it is part of life living in any community or any city, big or small.

Resistance to installing lights reflects the unwillingness of an aging community that is so set in their ways they can't possibly see any positive outlook for others....the sound of youth, of cheers and of laughter.

Thank you for your attention to this request.

Sincerely,
Cissy Zelickson
Meadowbrook
[REDACTED]

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 10:16 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105151015.262000
Citizen Name: Edward J Cunliffe
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 340 Broadland Rd NW

Comment: I am in full support of illuminating the fields as it will allow more kids to practice and play.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Wednesday, October 23, 2024 8:15 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241023120605.951000
Citizen Name: Alison Mills
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6490 Canopy Dr

Comment: I am very much opposed to the lights requested by Mt. Vernon School as it would have an adverse impact on the quality of life for me personally and for my neighbors in Aria West. If the request were approved, MVS would have permission to light fields until 10:30pm on a daily basis. MVS has also stated that the lights will be used daily and they are open to renting out the fields to other organizations in support of youth athletics. This is not acceptable. While we strive to be good, respectful neighbors and support local businesses and organizations, this proposal will create unnecessary noise and light pollution in addition to impacting the 'neighborhood feel' in Aria West. It would no doubt also have a negative impact on property values for all surrounding neighborhoods. Please vote 'No'.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 1:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028165504.317000

Citizen Name: Eloise Mills

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 5600 Windy Ridge Drive Sandy Springs

Comment: Please don't allow lights at Mt. Vernon school. Highly disruptive to the neighborhood!

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Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 3:45 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030194409.939000

Citizen Name: Marjorie Seidel

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6366 Lucent Lane Sandy Springs, Georgia 30328

Comment: We live in Sandy Springs and are proud and happy to enjoy a wonderful quality of life that our city provides for us. The mt Vernon installation of lights will change the ambiance of our neighborhood. Lights, noise, traffic 7 nights a week! We will not be able to enjoy the serenity of our yards and homes. The school will not be affected if the lights are not installed!The students will continue to receive an education.This is not what we expected when we moved into aria west! Please do not allow the installation of lights. Please do not let the school ruin this peaceful community. Would you want to buy my home and live here? I think Sandy Springs tries hard to make this a wonderful city. I think Sandy Springs knows what's nice.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105004832.395000
Citizen Name: Amber Carey
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 4488 Doral Cir SE Marietta, GA. 30067

Comment: Support for lights on football field at Mount Vernon High School

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Samuels, Ian

From: Sandy Springs GIS
Sent: Monday, October 28, 2024 7:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241028081357.153000

Citizen Name: Leyda Hernández

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6806 Glenridge Dr., Atlanta, GA 30328

Comment: Please! Do not allow lights and noise pollution in Sandy Springs. Say no to CUP for Mt. Vernon School.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:18 AM
To: COSS Planning and Zoning
Subject: Fwd: Mount Vernon Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Michael Zelickson <[REDACTED]>
Date: Thu, Nov 7, 2024 at 9:23 AM
Subject: Mount Vernon Case U-24-3
To: <jreichel@sandyspringsga.gov>
Cc: <akatz@mountvernonschool.org>, Cissy Zelickson <[REDACTED]>

Good morning Jody,

I am writing to you as a concerned citizen, albeit not a resident (although we live directly across the street from the city line of SS & Atlanta), to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs.

The development and enhancement of educational and recreational facilities in our communities are vital for fostering a thriving and cohesive society. While I may not reside in Sandy Springs (again, living less than 50 feet from SS), I support many of the city's businesses and restaurants, and I recognize the importance of investing in infrastructure that benefits both students and the wider community.

The Mount Vernon School has fostered academic and extracurricular excellence for many years, in addition to supporting local organizations through campus-wide community service projects. The absence of proper lighting at Ron Hill Field has hindered the full utilization of this space for sports and community events, limiting opportunities for both students and residents.

By adding lights to Ron Hill Field, we can create a safer and more accessible environment for early evening practices, games, and community gatherings. This improvement will not only benefit the students of Mount Vernon School. Additionally, it will promote physical fitness and social engagement among our youth, fostering a sense of belonging and pride in our community.

I urge you to prioritize this initiative and work towards making it a reality. Your support in this matter would greatly contribute to the overall well-being and development of the Sandy Springs community.

To expand on the safety aspect, by having lights their teams will be less likely to have to communicate to another location, this reduces the chances of accidents and other non-property dangers.

I liken this to Chastain Park where there are specific times that lights/concert have to be completed. That venue has only enhanced the desire for people to live in and around that community.

I have also attended many games at Dunwoody Senior Baseball and the ambient light from the new LED lighting is very minimal. There is no reflection into neighboring properties and when the lights go out, it's completely dark.

Any resistance to this is merely from people that do not want to grow and be a part of with their community. There is no doubt that the impromeny and growth due to Mount Vernon has only increased property values around the school and will continue to add incremental value to the area.

Thank you for your attention to this request. I trust in your commitment to serving the interests of all constituents, regardless of residency.

Regards,

Michael Zelickson

[REDACTED]

404.252.3448
295 Meadowbrook Drive NE
Atlanta, GA 30242

--

Anne Katz

Director of Communications, Strategic Projects
510 Mount Vernon Hwy NE
Atlanta, GA 30328
404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Wednesday, October 30, 2024 9:45 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241030133450.072000

Citizen Name: MA Devoney

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 579 Carriage Drive Sandy Springs, GA

Comment: MT. VERNON WOODS RESIDENT comment: Mt. Vernon School has long been a valued neighbor to our community. Unfortunately, recent actions regarding their planned field upgrades have led to significant concerns. While we appreciate the school's community meetings to discuss its plans, we're troubled by their lack of transparency and perceived discrepancies in their communications. Initially, the school assured us that lights would be installed for just four games annually for their football team. However, we later learned that the fields may be rented out until 10:30 p.m., up to six nights per week, up to 365 days per year to generate additional income. When asked directly about this at the 9/16/24 meeting, it was only after repeated questioning from ARIA WEST's president that the school finally confirmed these plans. This situation raises the question of who will primarily use these fields, as 10:30 p.m. on school nights suggests adult groups rather than school-aged athletes. There's also concern about additional light pollution and noise. The proposed field lights will impact surrounding homes, creating bright disturbances and amplifying sound through loudspeakers that can already overpower conversations in neighboring yards and even TV audio inside homes. The extended hours and increased usage of the fields raise several logistical and safety questions: **SECURITY:** Who will oversee the premises during rented events, especially late into the night? Will the school provide more than one security officer? Should issues arise, will the Sandy Springs Police be involved, and to what extent? **SAFETY MEASURES:** With late-night use, will there be metal detectors or other safety protocols for community members' protection? **TRAFFIC AND PARKING:** Traffic congestion is already a concern, with only a one-way entrance/exit currently in place. Developing the property east of the gym to allow a loop for ingress and egress onto Glenridge could help ease this burden. **QUALITY OF LIFE:** Do we need to discuss this?! Lastly, Mt. Vernon Woods is designated as a protected neighborhood. Given this status, it would be helpful to understand what the city is doing to safeguard the area and mitigate the school's expanded usage impacts. Thank you for your time and attention to these concerns. Vote NO for lights.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Friday, November 8, 2024 5:15 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241108220116.121000
Citizen Name: Krissy Meriwether
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 658 Starlight Ln NE, Sandy Springs, GA

Comment: My name is Krissy Meriwether, and I am a Sandy Springs resident of 16 years and a Mount Vernon parent of 13 years. I am writing to express my support for installing lights at Mount Vernon's Ron Hill Field, which will benefit our students and the community.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Sunday, October 27, 2024 2:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241027182512.728000

Citizen Name: Margaret Young

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 6975 Brandon Mill Rd

Comment: Please don't allow lights on Mt. Vernon School fields.

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LaQuita Williams

From: Sandy Springs GIS
Sent: Tuesday, November 5, 2024 2:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241105192947.331000
Citizen Name: Abigail Landt
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 5070 N. Ivy Rd

Comment: Please approve allowing Mt. Vernon School to have lights on its field. The school has always been respectful of its neighbors and this will be no different. This will allow for greater school spirit & camaraderie among students.

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Samuels, Ian

From: Sandy Springs GIS
Sent: Saturday, October 26, 2024 10:00 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Categories: Comments

Case ID: U-24-3

Time Submitted: 20241026135427.148000

Citizen Name: Clara and Ed Hackney

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 435 Valley Green Dr. Atlanta, GA 30342

Comment: When reviewing this petition, please carefully consider the negative impact the athletic fields with lights, noise, and congestion will have on nearby neighborhoods, as well as the drop in property values that these neighborhoods are likely to experience. Mt. Vernon School's athletic program is thriving without this proposed lighted field. Thank you for your consideration.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:19 AM
To: COSS Planning and Zoning
Subject: Fwd: Support for Mount Vernon School and its positive impact on Sandy Springs

Follow Up Flag: Follow up
Flag Status: Flagged

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----- Forwarded message -----

From: Lindsey Goldberg <[REDACTED]>
Date: Thu, Nov 7, 2024 at 9:51 PM
Subject: Support for Mount Vernon School and its positive impact on Sandy Springs
To: <jreichel@sandyspringsga.gov>
Cc: Anne Katz <akatz@mountvernonschool.org>, adam goldberg <[REDACTED]>

Dear Councilwoman Reichel,

I am writing to express my support for the installation of lights at Mount Vernon School's Ron Hill Field in Sandy Springs. I believe that this will benefit not only the students, but the community as a whole.

Several reasons I believe this is important are the following:

- Children need to be able to play sports and play outside often to help reduce the prevalence of anxiety, depression, and suicidie. Improved lighting would allow more families to safely participate in evening activities.
- Adding lights will expand the ability to use our own facilities and reduce traffic by keeping students on campus versus students driving themselves or parents driving them to multiple off-campus locations during rush hour for practices.
- Adding lights would also allow the school to have additional sports teams, specifically girls sports teams as there would be more opportunity for practices and games.
- Adding lights would create a safer environment for evening games, practices, and community gatherings for the school community as well as the residential community that surrounds the school.

I appreciate your time and consideration and hope that you can help to support light installation at The Mount Vernon School.

Warm Regards,

Lindsey Goldberg
4823 Dunwoody Junction
Dunwoody, GA 30338
[REDACTED]

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



LaQuita Williams

From: Sandy Springs GIS
Sent: Thursday, November 7, 2024 8:30 AM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-3
Time Submitted: 20241107132917.342000
Citizen Name: Carmella Casale
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6607 Sterling Dr, Sandy Springs

Comment: I am Carmella Casale, a grandparent of twin 8th grade boys who attend Mount Vernon school and play several sports at the school. I am a resident of Aria and I support installing the lights at Mount Vernon's Ron Hill Field, which will benefit our students and community. Adding lights will expand the use of our own facilities and reduce traffic by keeping students on campus. Many times at rush hour we have to drive to another school to practice or play a game since facilities aren't available on campus. The lights will also reduce heat related issues for students and parents since they are playing at the hottest time of the day. I am a grandparent who attends all football and lacrosse games which have been extremely hot and unbearable. Some parents are not able to attend the games since they have to be held so early due to the lack of lightning on the field. Early evening practices and games would allow more families to participate. Sports keep children well rounded, more social and they learn team cooperation and commitment which are positive outcomes.

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LaQuita Williams

From: Anne Katz <akatz@mountvernonschool.org>
Sent: Friday, November 8, 2024 11:10 AM
To: COSS Planning and Zoning
Subject: Fwd: Mount Vernon lights

Follow Up Flag: Follow up
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----- Forwarded message -----

From: Kelley Elliott [REDACTED] OCGA 50-18-72(a)(20)(A)
Date: Thu, Nov 7, 2024 at 4:16 PM
Subject: Re: Mount Vernon lights
To: Anne Katz <akatz@mountvernonschool.org>, <jreichel@sandyspringsga.gov>

Hi there -

I'm just pulling this email back up to the top of your list in support of the Mount Vernon lights. I just submitted the same on the Sandy Springs website.

Thanks!

Kelley

Kelley Elliott

[REDACTED] OCGA 50-18-72(a)(20)(A)

On Tue, Apr 16, 2024 at 8:33 PM Kelley Elliott [REDACTED] OCGA 50-18-72(a)(20)(A) > wrote:
Dear Council Member Reichel,

I'm writing to express support for installing lights on the sports fields at Mount Vernon. While I'm not a Sandy Springs resident, I am a Mount Vernon parent and I live in neighboring Dunwoody. If anything, I think the lights help Sandy Springs and your residents. I truly believe having schools in the community that are thriving are good for families and as a result good for property values.

I have two personal examples of this that I hope you will read and share:

1 - Growing up, I lived on W. Nancy Creek Dr. which is now in the city of Brookhaven. Our home was adjacent to the Marist land with the football and baseball fields directly in our back yard. I would hear those games and think about the day I might go to Marist. It gave me pride. I was excited. Never once did we think it was an issue. I thought it was great fun to hear to band and see the lights! While I didn't end up going to Marist (because I didn't get in!), I still have a fondness for the school.

2 - I currently live in Wyntercreek neighborhood in Dunwoody. Our neighborhood is adjacent to the new Austin Elementary School building which used to be the Dunwoody Senior Baseball fields. Before the fields were torn down to build Austin, we would often hear games and see the lights late into the night. My boys loved it and would ask if they could go watch the games. We started taking them to see the games as a part of the community from a very young age. One of our boys is now a thriving baseball player. I like to think that his proximity to those baseball fields - and all of the lights and noise - inspired him to love the game from a very young age.

Please consider the bigger picture here as you make your decision. The claim of the lights as a safety issue just isn't true - speaking from someone who has lived most of my life adjacent to similar fields.

All the best,

Kelley Elliott

OCGA 50-18-72(a)(20)(A)

--

Anne Katz

Director of Communications, Strategic Projects

510 Mount Vernon Hwy NE

Atlanta, GA 30328

404.252.3448 x2800



Samuels, Ian

From: Sandy Springs GIS
Sent: Thursday, October 3, 2024 3:00 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-3

Case ID: U-24-3
Time Submitted: 20241003184813.712000
Citizen Name: Ellen Spandorfer
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 410 Bridges Creek Trail Northeast

Comment: please consider the neighbors and neighborhoods surrounding the school - we bought our home for the quite and peaceful and safe neighborhood - the lights will take that away and lower our property values - also the safety of who they will be renting the fields to is a HUGE concern - I think the school is a great school but they are not consistent in what they are telling people regarding their intended use and once they get lights and sound what will be the future rules and who will enforce them - they are literally In many peoples' back yards - please please vote NO

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Mount Vernon School Application U-24-3

**Information Package Submitted by Adjacent Neighborhoods
Mount Vernon Woods and Aria West**

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Executive Summary: Why Adjacent Neighborhoods Oppose This Application — Mount Vernon Woods and Aria West

We urge the City of Sandy Springs to **REJECT** MVS' Application to amend its current Use Permit to allow lights on its Ron Hill athletic field on the grounds that:

1. ***It reneges on promises and dismantles a working compromise*** that has allowed both the School and the neighborhoods to thrive for 20 years.
 - See: *History of Agreements* (pg 4) and *Actions Relating to MVS and 'Lights on the Field'* (pg 17).
2. ***It fails to meet two of the five criteria for approval*** in CoSS Development Code, Article 11.3.6.D.
 - ***Criterion 3: "The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation, and operating characteristics."*** The failure here is that the appearance of the very bright three-dimensional pool of light and source of evening noise, located only 100 feet from the property boundaries with the two neighborhoods (one of which is a Protected Neighborhood) is ***NOT "...compatible with adjacent uses."***
 - See: *Should This Be Adjacent to a Protected Neighborhood?* (pg 3), *What Will the Lights Look Like?* (pg 7), and *How Bright and Tall Are the Lights?* (pg 14).
 - ***Criterion 4: "Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated."*** Over months of dialogue, MVS offered ***NO effective mitigation of, or offset to, the adverse impact*** that its Application will have on the neighborhoods.
 - See: *Compromise Efforts by Neighborhoods* (pg 5) and *What Will the Lights Look Like?* (pg 7).
3. ***It might set a precedent*** that could result in similar adverse impacts on several other Protected Neighborhoods in Sandy Springs that are adjacent to private school athletic fields.
 - See: *City of Sandy Springs de facto Policy on Athletic Field Lighting* (pg 15).
4. It is ***opposed by 95% of residents*** in the adjacent neighborhoods (per survey responses received). ***Over 60% of MVS students live OUTSIDE Sandy Springs*** (per data from MVS Head of School Kristy Lundstrom in response to request for geographic makeup of student body).
 - See: *Opinion Survey of Residents in Adjacent Neighborhoods* (pg 16).

Should This Be Adjacent to a Protected Neighborhood?



- Photo taken December 1, 2024, Frank Brown Park Fields 1-4, Panama City Beach, FL.
- MVS and its lighting vendor, Musco Lighting, identify these fields as **“Dark Sky Phase 2 Certified,”** using the lighting technology that they propose in their Application.

Please note...

- These intense LED lights create a **bright glow that fills the space from the top-of-pole to ground-level.**
- The illumination level called for in the MVS Application will be **66% brighter** than that displayed here on these recreational fields.
- Photo taken from 1000 feet; our neighborhood property lines are **10 times closer.**

For more photos of similar MUSCO LED lighted fields across Georgia, and an explanation of the **bright-glow, top-of-pole to ground-level** phenomenon witnessed here, see *What Will the Lights Look Like?* (pg 7).

***Is this look compatible with the character
of our adjacent Residential neighborhoods,
each only 100 feet away from the field,
and one designated as a Protected Neighborhood?***

History of MVS Agreements: Respect Neighbors' Peace and Quiet and Shut Down After Sundown

Over the years, Mount Vernon School (MVS) has been party to numerous agreements covering the two properties that the School now describes as “a consolidated tract measuring approximately 40 acres” comprising its current Site Plan for the Upper School.

Taken as a whole, the texts of the various requirements in the six documents cited below reveals ***two underpinning principles***: (1) Respect your neighbors' rights to peace and quiet, and (2) Shut down after sundown.

MVS's request to light Ron Hill Field violates these two principles and ignores the history of agreements that permitted the School's establishment within Residential zoning.

Principle	Category	Various, Specific and Repeated Expressions of the Two Principle in Documents Over the Years
Shut Down After Sundown	Sports	"...shall not install lighting on athletic fields, which would allow the use of such fields beyond sunset." (2003, 2005, 2007, 2016)
		"Prohibit lighting of the recreational fields" (2017)
		"Prohibit lighting of tennis courts" (2017)
		"Use of the recreational fields shall be limited to daylight hours" (2015)
		"Outdoor sports practices... permitted... 7:30am to 7:30pm Monday through Saturday" (2003, 2007)
	Lawn care	"...limited to 9am to 5pm Monday through Friday, ... 4pm on Saturday" (2003, 2007, 2017)
Respect Neighbors' Rights Peace & Quiet	Trash pickup	"...limited to 9am to 4pm" (2003, 2007, 2017)
	Deliveries	"...limited to 7:30am to 7:30pm" (2003, 2007, 2017)
	Sound	"...shall be configured to meet a maximum decibel limit of 75dB at the property line" (2003, 2007)
		"...be designed to minimize the impact on surrounding property owners" (2017)
		"Loudspeakers shall be directed away from... Mount Vernon Woods and the Ashton property" (2015, 2016)
	Practices	"[Sports] Practices... adhere to the 75dB limit at the property line" (2003, 2007)
Band	"Outdoor marching band practices... limited to weekdays, 8am to 5pm, August through November" (2003, 2007)	

NOTE: General Sandy Springs Ordinances allow fields to be lighted until 11pm, and exempt school-sponsored activities from noise ordinances. Lawn maintenance activities are generally allowed until 7:30 pm on weekdays, and 5:00 pm on Saturdays. There are no general restrictions on hours for deliveries or trash pick up.

Documents

2003: Private agreement MVS and Mount Vernon Woods Community Association

2005: Declarations of Covenants; MVS, Rabin Partners III, and Thomas K Glenn, II

2007: Fulton County Conditional Use Permit ZM07-009

2015: Approval of Rezoning Application #201501835

2016: Declarations of Restrictive Covenants; MVS, Glenridge Land Holdings, and Patricia Louise Rand Glenn

2017: City of Sandy Springs Conditional Use Permit; Ordinance No. 2017-07-14; Petition No. U17-0001

To gain approval to establish the School on the narrow strip of property embedded among Residential neighborhoods, MVS willingly and repeatedly agreed to abide by the requirements in the various Agreements, Covenants and Ordinances quoted above.

All we ask now is that the School keep its promises and honor the compromise that has enabled both the School and the neighborhoods to thrive for 20 years.

Effort By Neighborhoods to Work on Compromise with MVS

February - November 2024

The Mount Vernon School is creating the impression that the Mount Vernon Woods and Aria West neighborhoods have resisted entering into dialogue over their Application to amend the Conditional Use Permit to allow lights on its athletic field (U-24-3). ***We want to set the record straight...***

A six-person working group from the two neighborhoods spent hundreds of hours over a 10-month period, actively meeting with the School, proposing alternatives, analyzing proposals, and gathering wider input from neighbors.

- ***We had 5 face-to-face meetings with MVS — 6 neighborhood people, ~2hrs/meeting – during which we proposed several alternative solutions that the School dismissed.***
 - ***MVS flatly stated that installing lights was non-negotiable;*** even though it is currently prohibited.
 - MVS' position required the neighborhoods to give up evenings of peace and quiet.
 - To MVS, "negotiation" was to determine how many evenings the neighborhoods should sacrifice.
 - ***MVS admitted that there would be no benefit to the neighborhoods.***
 - There was no *give-and-take* by MVS, only *take-and-take* by MVS.
 - ***Alternatives that we proposed*** included: (1) building sports fields on other land (as did Pace Academy); (2) renting other available fields (as did Holy Innocents' / Riverwood); (3) building practices fields on the 10-acres MVS already owns; and (4) repositioning the football field on the site plan. ***None of these proposals were given serious, good faith consideration by MVS.***
- ***The joint MVW/AW representatives group met an additional 17 times to review/analyze MVS proposals and clarify our responses—5-7 people, ~2hrs/meeting.***
- In November ***we met again to analyze and respond, with just 3-days turnaround, to another formal proposal from MVS.*** We found that it did not meet CoSS requirements for approval and, in good faith, we explained our reasoning (*See next page "Response to MVS' conditions offered"*).
- We held ***several town-hall style meetings*** with residents to gather wider input; spent ***time taking sound measurements*** at 8 events on the MVS field; and put in considerable effort ***researching, consulting experts and communicating*** between meetings via email.
 - For example, we spent well over 50 person-hours analyzing and consulting sound experts regarding a proposed 10-foot high sound wall and vegetation screening plan, resulting in a 3-page report that documents in detail why it would not significantly mitigate the noise.
- To better ***understand applicable CoSS Ordinances and policies*** we also met three times with Code Enforcement and hosted two neighborhood walkabouts with several Council members.
- After using Dunwoody HS as an example of Musco Lighting technology, MVS removed the list of *local* Musco lighted fields when it resubmitted its Application. Members of our group have ***traveled across Georgia to Musco lighted fields in five counties to witness these lights in action.***

The failure to find a compromise between the neighborhoods and Mount Vernon School cannot be attributed to lack of effort on the neighborhoods' part.

Rather, MVS (a) entered the conversation with a non-negotiable demand that violates the current CUP, (b) made no sincere effort to explore alternatives, and (c) failed to propose any plan that meets the CoSS requirements of compatibility with adjacent uses and mitigation of adverse impact, as required for approval of a Use Permit amendment (CoSS Code 11.3.6.D).

Neighborhoods' recent response to MVS "conditions offered"...

On November 4, Kristy Lundstrom (MVS Head of School) emailed the HOA Presidents of the immediately adjacent neighborhoods (Mount Vernon Woods, Aria West and Gates of Glenridge) requesting input on the "Conditions Offered in Response to Neighbor Concerns" at right...

Conditions Offered in Response to Neighbor Concern

OUTDOOR LIGHTING

- ☐ No lighting on Saturday or Sunday
- ☐ No lighting between May 15 - Aug 15 (3 months)
- ☐ No lighting between Dec 15 - Jan 15 (1 month)
- ☐ All games and practices to conclude by 9:30 pm,
- ☐ Professionally designed with virtually no light spillage onto adjacent property

SCREENING

- ☐ School will install evergreen planting to screen RHF
- ☐ School will replace any new plantings that die within 2 years

AUDIO

- ☐ Sound system use limited to MV Athletic competitions and special school events
- ☐ Optimized sound system settings to limit sound spillage

FIELD RENTALS

- ☐ No rentals to adult leagues or teams
- ☐ No rentals on Sundays
- ☐ No sound system usage during rentals



We reviewed the proposal and found, as with previous proposals, that ***it failed to meet the basic CoSS Code requirements for approval*** of a CUP change (CoSS Code 11.3.6.D). ***In the spirit of good faith dialogue, we detailed our reasoning*** in a letter dated November 7 (3-day turnaround).

November 7, 2024

Dear Ms. Lundstrom,

Thank you for the copy of the slide you introduced at the October 30 Public Meeting offering conditions in response to neighbor concerns. We have studied your proposal in detail and outline our findings below.

We assume that this offer of "conditions" is intended to increase the chances of approval of your application to change the Conditional Use Permit.

The Approval Criteria for a Conditional Use (CoSS Development Code, Article 11.3.6.D) states in item 4: "Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset."

We view the offer in your "Outdoor Lighting" section to leave the proposed field lights off at certain times of the year or hours of the day as an acknowledgement of our position that, *when the proposed field lights are on, they will produce a significant adverse impact on the neighborhoods*. That adverse impact includes both the visual appearance and the nighttime noise occasioned by lights five nights a week. You do not propose anything that will "effectively mitigate" the impact on the neighborhoods *when the lights are on*.

Respectfully, we cannot accept the unmitigated adverse impact of the proposed lights 8 months of the year, 5 days a week, for several hours a night.

The flaws in your "Screening" items have been exposed in all three Public Meetings. Your landscape contractor said that the proposed evergreen plantings will be of City-minimum 2.5"-caliper, with standard spacings to allow the vegetation to grow and fill-in over time. It will be at least 15 years before the plantings fill-in adequately to "effectively mitigate" the sight of the very brightly lit field.

We cannot accept 15+ years of the sight of what has been compared to a brightly lit Wal-Mart parking lot adjacent to our protected neighborhood.

With regards to the items in your "Audio" section, you are free to use the sound system in accordance with CoSS Ordinances. We have accepted this arrangement during daylight hours since the establishment of the school. We assume you will maintain the PA system at the sound levels that will be demonstrated in the sound study you plan to submit to the city, and at levels that are in keeping with your statement in the Application that "the School will continue abiding by the 75-decibel limit on its sound system even after the 2003 Agreement expires".

With regards to "Field Rentals," you are also free to use your athletic fields as you see fit during daylight hours and in accordance with CoSS Ordinances.

We propose that we keep the *compromise* conditions that have allowed both the School and neighborhoods to co-exist and flourish for 20+ years. The neighborhoods supported the school's conditional zoning petition, granted easements necessary to enable construction, and accepted that there would be a certain amount of daytime noise coming from the school; while the School agreed to cease noise-producing activities (sports, landscaping, trash pickup, and deliveries) at around sundown.

In summary, we find your proposed conditions unacceptable. We believe that the MVS Application does not meet the CoSS criteria for approval. We will make our case to the City.

Respectfully,

Kimberly Oliver
President, Mount Vernon Woods Community Association

Steve Leeds
President, Aria West Homeowners Association

Mount Vernon School Lights

What Will the Lights Look Like?

Mount Vernon School and its vendor, Musco Lighting, propose to install 4 light-poles, 70 feet high, housing 42 LED fixtures, producing a total of **5.6 MILLION lumens (equivalent to 3,500 100-watt light bulbs), brightly illuminating a football field area only 100 feet from adjacent neighborhood property lines**, both east and west.

Musco's technical analyses, overhead drone shots, computer "renderings," and repeated references to "Dark Sky Phase 2 Certification" create **the impression that the lighted field will be barely visible from outside the property lines**. The attached pictures show that **nothing could be further from the truth**.

We travelled to several Musco lighted fields across Georgia and Florida (see Musco list, Application pgs. 133-135 and our travel map herein). The neighbors who took these photos, with normal Apple and Android phone cameras (no filters or special effects) say the photos capture what they actually saw. We have dozens more photos.

As you browse the attached photos, please notice:

- a readily apparent "beam" emitted *downward* by these high-intensity LED fixtures.
- the "glow" that fills the space from top-of-pole to ground-level.
- the industrial/commercial look this creates (think: car dealer or distribution center).
- how vegetation only partially obscures the view of fixtures, "beams" and "glows."
- neither location, date, nor weather matters; the "glow" happens everywhere, all the time.
- that **all the above is true, even on a Dark Sky Phase 2 Certified field**.



What you will see in the attached pictures is a natural phenomenon known as "light scatter." (HC van Der Hulst. *Light Scattering by Small Particles*. New York:Wiley, 1957). You experience it when you switch to high-beams and are suddenly blinded by the appearance of a white fog obscuring your view of the road. The more intense the light, the brighter the glow. The Musco LED field lights are intensely bright (illumination/sq-ft), and that

creates the beam and glow effects at all the fields we visited. **There is nothing that Musco Lighting or MVS can do about light scatter. It is simply science.**

Dark Sky International's outdoor sports lighting specification only covers upward light-scatter, there is no specification on the visual appearance of horizontal light-scatter. The specifications that MVS/Musco quote on light-spill and glare at the property boundaries are irrelevant to the visual phenomenon of light-scatter and the industrial appearance of the beams and glows.

Is this look, and the evening noise that will accompany it, compatible with the character of the adjacent neighborhoods, each only 100 feet away from the field, and one designated as a Protected Neighborhood?

CoSS Development Code, Article 11.3.6.d.3 requires **compatibility with adjacent uses**, in this case Residential neighborhoods, as one of the **criteria for approval** of a change to the CUP.

Chestatee High School, Gainesville, GA. October 18, 2024



Looking up at the lights from ~100 feet away. Note the presence of the light-scatter “beam” from these high-intensity LED field lights.

Chestatee High School is on the list of LED lighting installations in Georgia provided by Musco (U-24-3 Application pg. 265).



Standing ~500 feet away, in darkness (i.e., 0 light-spill from field lights). ***The downward “beams” visually converge to create a “glow” that is clearly visible from top-of-pole to ground-level, across the entire football field area.***

Notice no *upward* beams or glows; it’s dark SKY, but it’s not dark GROUND.



Standing ~700 feet away, again in 0 light-spill darkness, ***the glow of the field is easily visible through natural holes in the vegetation.*** This picture was taken ~30 feet into a stand of mature vegetation; deeper than the buffer proposed by MVS.

We visited 5 additional Musco LED lighted football fields in Georgia and found similar light-scatter beams and glows at each. More photos below.

Frank Brown Park, Fields 1-4, Panama City Beach, FL. December 1, 2024 A Dark Sky International Phase 2 Certified Musco Lighting Installation

MVS and Musco Lighting say that theirs will be “the most restricted sports lighting project in the state.” They promise to achieve “Dark Sky International Phase 2 Certification.” There are only 5 such “certified” fields in the US (see Application pg. 263). The nearest is 5 hours away in Panama City Beach, FL. ***Will the appearance of Phase 2 Certified lights be different?***

To answer that question, neighbors paid to rent the fields and drove down to see the lights in action. These are four baseball/softball fields, arranged in a four-leaf clover pattern. The fields are illuminated to 30 foot-candles (measured on the ground at second base), which is consistent with recommendations for recreational fields. ***It is important to note that the MVS proposed lights will be 66% brighter (50 f-c) than those seen here at Frank Brown Park.***

Conclusion: Dark Sky Phase 2 Certified lighting produces the same beams and glows.



Despite (a) the brightness being only 66% of what is proposed by MVS and (b) the different spacing of the poles for a baseball configuration, ***the intense light “beams” again join up to create the same top-of-pole to ground-level “glow” witnessed at Georgia football fields.***

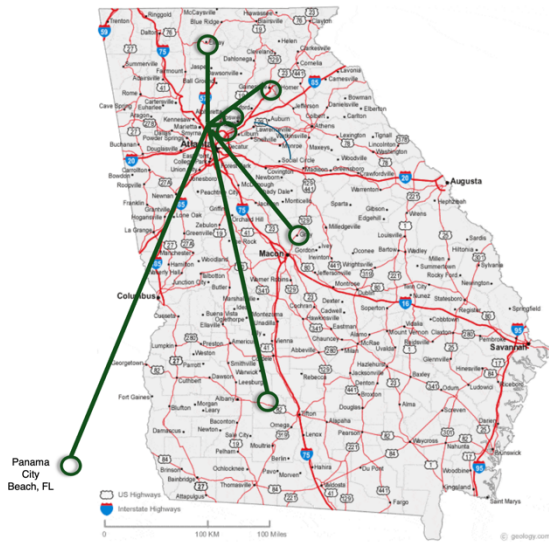
This photo was taken at ~1000 feet from the center of the field configuration.



Another angle, ~720 feet away from the center of the configuration. ***Imagine the view with lights 66% brighter.***

We have over ***60 pictures taken over the span of 1.5 hours on this night; it’s the same from every angle, distance, and time of evening.*** It was a clear, cool night, no fog, 57% humidity. The Weather Channel app noted “excellent conditions for star-gazing.” ***Contrary to MVS/Musco’s assertion (see Application page 303), weather conditions are NOT a factor; the glow appears under normal weather conditions.***

Musco Lighted Football Fields Across Georgia



We drove hundreds of miles to visit **5 additional football fields in Georgia.**

- ***Is the glow of light-scatter a consistent phenomenon?***
- ***Does vegetation screening block the effect?***

Judge for yourself as browse the photos below.



**Gilmer Co. HS, Ellijay, GA.
November 1, 2024.**

Unobstructed view of field, ~130 feet from field edge. ***Notice the same characteristic beams and glows of light scatter.***

Gilmer County High School is on the list of LED lighting installations in Georgia provided by Musco (U-24-3 Application pg. 265).



**Gilmer Co. HS, Ellijay, GA.
November 1, 2024.**

Standing in darkness, ~235 feet from end zone. ***Vegetation does not provide adequate screening of the fixtures, beams and glows.*** Deciduous trees lose their leaves in Fall and Winter (prime football season) and pine trees only branch out at their tops.



**Gilmer Co. HS, Ellijay, GA.
November 1, 2024.**

~800 feet from edge of the field, in total darkness, ***through ~20 feet of heavy vegetation. Effects of light scatter still easily visible.***



**Jones Co. HS, Gray, GA.
November 15, 2024.**

~220 feet from edge of field.
Beams of intense light from 4 poles join up to create light-scatter glow from top-of-pole to ground-level across a football field sized area.

Jones County High School is on the list of LED lighting installations in Georgia provided by Musco (U-24-3 Application pg. 265).



**Jones Co. HS, Gray, GA.
November 15, 2024.**

~400 feet from edge of field. The glow is visible through the trees.
Imagine the view from these back yards.



Worth County Stadium, Sylvester GA. November 8, 2024.

~800 feet from the edge of the field, looking across a pond. ***Everywhere we go, we see light scatter glow.***

Worth County High School is on the list of LED lighting installations in Georgia provided by Musco (U-24-3 Application pg. 265).



Worth County Stadium, Sylvester GA. November 8, 2024.

~600 feet from the edge of the field. ***Pines and deciduous trees provide little visual screening from the glow.***



Worth County Stadium, Sylvester GA. November 8, 2024.

~1000 feet from the edge of the field, taken from the street. Clearly, we are well away from any light-spill or glare from the stadium lights. But still, the light-scatter visual glow persists. ***Imagine the view from these property owner's back yards.***



**Dunwoody High School, Dunwoody GA.
May 1, 2024.**

MVS and Musco Lighting arranged a field trip to nearby Dunwoody HS so neighbors could see for themselves what the lights would look like. ***This picture was taken from ~260 feet through vegetation not unlike what exists between MVS and the neighborhoods.***

When MVS re-submitted its Application in September they took nearby Dunwoody HS off the list of Musco sites, leaving the nearest field 1.5 hours away.



**St. Pius X High School, Atlanta GA.
October 10, 2024.**

Near-by St Pius was also removed from Musco's list. Here, ~300 feet from the field, looking at gaps between evergreens. ***These mature evergreens are tall enough at their tops to screen the lights, but because of their conical shape they only screen the bottom half of their height.***

MVS' plan to install minimum caliper plantings means that ***it will literally be decades before their proposed vegetation screen materializes.***

We conclude that:

- these high-intensity LED fixtures emit a readily apparent *downward* light scatter "beam"
- beams merge into a bright "glow" that fills the space from top-of-pole to ground-level
- this creates an industrial/commercial look
- vegetation only partially obscures the view of the light fixtures, "beams" and "glows"
- neither location, date, nor weather matters; the "glow" happens everywhere, all the time
- ***all the above is true, even on a Dark Sky Phase 2 Certified field***
- ***MVS/Musco's focus on light-spill and glare is irrelevant to this visual phenomenon***

***Is this look, and the evening noise that will accompany it,
compatible with the character of the adjacent Residential neighborhoods,
each only 100 feet away from the field,
and one designated as a Protected Neighborhood'?***

Mount Vernon School Application U-24-3

How Bright and Tall Are the Lights?

Surprisingly, the answer to the simple and central question—How bright and tall are the lights?—is nowhere clearly articulated in the Mount Vernon School's Application. Instead of providing clarity, throughout the document the School carefully refers only to four “light poles.”

With a calculator and careful digging through the 328-page Application, you will find:

- Total output of the 4 light poles is 5.6 MILLION lumens
- That is the equivalent to 3,500 100-watt light bulbs
- Light poles are 70-feet tall (home side an additional 4-feet above field level)

Why does the Application not clearly state these simple facts?

The calculations...

A small data table—on page 88 of the Application—provides the basic data. The first column notes that the lighting plan uses 5 different LED fixture types, each producing different amounts of illumination (lumens), as shown in the

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	8
TLC-LED-1200	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	4
TLC-LED-1500	LED 5700K - 75 CRI	1410W	181,000	>120,000	>120,000	>120,000	20
TLC-LED-550	LED 5700K - 75 CRI	540W	67,000	>120,000	>120,000	>120,000	2
TLC-LED-900	LED 5700K - 75 CRI	880W	104,000	>120,000	>120,000	>120,000	8

fourth column. The last column provides the total quantity of each fixture (all four light poles). Multiplying the *quantity* times the *lumens*, and adding up across the 5 *fixture types*, provides the total illumination... **5.6 MILLION lumens.**

How bright is that? A standard 100-watt light bulb produces 1,600 lumens. Dividing this number into 5,600,000 provides a meaningful, lay-person analogy... **5.6 MILLION lumens is equivalent to 3,500 100-watt light bulbs.**

How tall are the poles? This question is only answered by examination of a small data table in the upper left corner of the illumination study on page 89 of the Application.

The F1-F2 poles are on the home team side of the field at about the 15-yard lines at each end. F3-F4 are similarly on the opposite side of field.

The light poles are 70-feet tall, with home side an additional 4-feet above field level.

Equipment List For Areas Shown									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS	
2	F1-F2	70'	4'	74'	TLC-LED-1200	1	1	0	
				74'	TLC-LED-1500	5	5	0	
				74'	TLC-LED-900	2	2	0	
				54'	TLC-LED-550	1	0	1	
				19.5'	TLC-BT-575	2	2	0	
2	F3-F4	70'	-	70'	TLC-LED-1200	1	1	0	
				70'	TLC-LED-1500	5	5	0	
				70'	TLC-LED-900	2	2	0	
				15.5'	TLC-BT-575	2	2	0	
4	Totals					42	40	2	
*Above Grade level relative to the field									

*Above Grade level relative to the field

We visited multiple, similarly lighted Musco sports fields across Georgia and Florida. Despite the technical jargon about age of technology, light-spill, glare, lumens, foot-candles, candelas, and Dark Sky International Certification, the simple fact is that the glow of light extending downward to the ground from these very tall “light poles” is clearly visible thousands of feet away.

City of Sandy Springs *De Facto* Policy on Athletic Field Lighting

Facts and Context

- There are four private high schools in Sandy Springs.
- CoSS has acted consistently in granting Conditional Use Permits with regards to lighting of athletic fields at these private schools.
 - **Holy Innocents'** was allowed a Use Permit under the R-1 (Single-Family District) and R-2A (Single-Family District) with conditions. Ordinance 2009-12-61 states in condition 3.aa that "Lighting on athletic fields/outdoor recreation areas shall be limited to low level/low watt security lighting..."
 - **Atlanta Jewish Academy** was allowed a Use Permit under the R-2 (Single-Family Dwelling District) with conditions. Ordinance 2015-06-13 states in condition 4.a that "The soccer field or other outdoor recreational areas shall not have outdoor lighting."
 - **Mount Vernon School** was allowed a Use Permit under the R-2 (Single-Family Dwelling District) with conditions. Ordinance 2017-07-14 states in conditions 3.d and 3.e the owner's agreement "to prohibit lighting of the recreational fields" and "to prohibit outdoor lighting of the tennis courts."
 - **The Weber School** was established in 2006 on land zoned by Fulton County as A-O (Apartment Office District). In contrast to the three schools above, the Weber School was NOT adjacent to any single-family residential zoning when it was established (the Alderwood Townhomes development came later). There is no prohibition on athletic field lighting at Weber School.

Conclusion

CoSS has historically had a consistent, de facto policy prohibiting athletic field lights for private schools located in and adjacent to traditional, Residentially zoned neighborhoods, many of which are Protected Neighborhoods.

Implications for the City of Sandy Springs

The current MVS Application challenges this historically consistent policy. ***A decision to approve the Application will undoubtedly set the stage for similar Applications from the other two private schools.*** Future requests to install these intensively bright LED fixtures may also be forthcoming from other commercial and residential property owners.

Glowing islands of bright light, covering an area the size of a football field and filling the space from 70-feet down to ground, along with the associated evening noise it will enable, will forever change the character of many Sandy Springs neighborhoods; making the City a less desirable alternative for those looking to escape ever-creeping urbanization.

Opinion Survey of Residents in Adjacent Neighborhoods

Purpose

An Opinion Survey was created in December of 2023 for the neighborhoods of Mount Vernon Woods, Aria West and Gates of Glenridge that are adjacent to Mount Vernon School property. The purpose was to get a reading from the residents if they were in favor or opposed to Mount Vernon School's lighting of Ron Hill Field. We also wanted to understand their concerns since the adjacent neighborhoods are the MOST impacted by the lighting of the field.

Results

We received 320 opinions...

- 306 (95.6%) opposed
- 14 (4.4%) in favor

Conclusion

- ***The overwhelming majority of the respondents that live adjacent to the school—not half a mile away, or 1 mile away, or 3 miles away—are opposed to the installation of lights on Ron Hill field.***
- Both Mount Vernon Woods and Gates of Glenridge are ***Protected Neighborhoods***.
- These three adjacent neighborhoods ***will be significantly and negatively affected*** by the installation of the lights.

NOTE: According to data provided by MVS, ***over 60% of students live OUTSIDE Sandy Springs.***

Approval of the MVS Application creates an overwhelmingly unwanted adverse impact on residents in these three Sandy Springs neighborhoods, in order to create a benefit for a special population, 60% of whom are NOT Sandy Springs residents.

The History of agreements and actions relating to the MV School and perspectives on “Lights on the Field”:

1. In 2003 an entity known as Rabun Partners and the Glenn Family agreed to convey 30 of contiguous acres of land to the Mt Vernon School (the “School”) to develop an Upper Campus for a Middle school and High school. Rabun Partners sold 25 acres, and the Glenn Family donated 5 acres. The Glenn Family had several members who still lived on land adjacent to the 30 acres and, in order to protect the peaceful enjoyment of their homes and properties (and those of other adjacent neighborhoods), they stipulated that the School enter an agreement with the Mt Vernon Woods neighborhood to codify those protections like excess noise and lighting, which includes the stipulation that “The School shall not install lighting on the athletic fields which would allow the use of such fields after sunset”. This became the 2003 Private Agreement which expires in the second half of 2025.
2. But the property still needed to be zoned for use as a school, so the School developed a Master plan for the campus and applied for a Conditional Use Permit (CUP) from Fulton County (prior to Sandy Springs becoming a separate City in 2005). Fulton County approved that CUP in July of 2003, with Conditions which are normal in zoning situations. One of those Conditions was “To prohibit outdoor lighting on the athletic fields which would allow the use of the fields after dark”. The 2003 Conditional Use Permit “CUP” became the Law in this matter, reinforcing the terms of the 2003 Private Agreement.
3. And, the School was required to have the Upper Campus facilities connected to the Fulton County sanitary sewer system. So, with the 2003 Private Agreement in place, and verbal assurances from the people representing the School that there would never be Lights on athletic fields, the Snodgrass family (100’ from the SW corner of the football field now) granted an easement for the School to run a sewer connection to the County sewer system through their property. The School has never seen fit to provide foliage they promised to protect this important property from sights and Lights. So easy to do but never followed through.
4. The actual land sale and donation of the 30 acres was completed in February of 2005 and the Declaration of Covenants, Conditions and restrictions states that “The School agrees not to install lighting on the athletic fields which would allow the use of the fields after dark”. This Agreement has an expiration date in the second half of 2025.
5. In November of 2015 the City of Sandy Springs (the “City”) approved a Zoning ordinance which rezoned 36 acres of Glenn Family land adjacent to the School’s Upper campus and the Mt Vernon Woods neighborhood from “R-2” (Single Family Dwelling District) to “CUP” (Community Unit Plan District). 26 acres would be sold to Ashton Woods to develop the Aria West Community, replacing 26 similar acres nearby which they had purchased and then conveyed to Mercedes Benz, USA for their new corporate headquarters (which was greatly desired and pursued by the City and the State of GA). The other 10 acres would be donated to the School to develop as recreational fields.
6. In March of 2016 the Glenn Family entered an agreement to sell the 26 acres to Ashton Woods and donate the 10 acres to the School. That Agreement states “The School agrees not to install lighting on athletic fields which would allow the use of the fields after dark”.

7. In April of 2017 the School applied to the City to update its 2003 Master plan for the (now) 40-acre Upper Campus. The Planning Commission ("PC") approved various changes requested, with similar Conditions as the 2003 Fulton County CUP. In this case the School received permission to add some tennis courts (as a special Sports buffer) adjacent to Townhomes to be built in the new Aria West community. The PC added a "no lights" Condition for the tennis courts to protect the future Townhomes and to be consistent with the 14-year recurring theme of "no lights on athletic fields". In November of 2017 the "Mayor and City Council" approved the CUP as recommended by the PC and City Staff. The Conditions "prohibit lighting of the recreational fields", and "outdoor lighting of the tennis courts".

The 2017 CUP is the current Law. The School is certainly entitled to ask the City to change the Law but claiming that the expiration of the 2003 Private Agreement justifies their request to install stadium lights on the football field, or any other athletic field, is just bogus.

I had the pleasure of serving on the Sandy Springs Planning Commission from 2016-20 (and the Development Authority prior to that. I was "in the Room where it happened" for the 2017 CUP and I know what and why I, and three others on the PC now, voted for.

Almost one year ago the School told a small group representing our neighborhoods that they only wanted 10 "nights of Lights" a year (5 for football in the Fall, and 5 for soccer/lacrosse and school events in the Spring). That turns out to be a disingenuous proposal now, since they finally admitted at the last Community meeting that they desire more onsite practice time for various sports teams and now want to have Lights on the field five nights a week until 9:30 to hold those practices.

When we asked why they don't build a new practice field on the 10 acres conveyed by the Glenn Family, they said "it's too expensive". When we posed the question about switching the baseball and football fields to move the Lights away from our neighborhoods, they said "it's too expensive".

Recently, over the Veterans' Day weekend, the School bulldozed its beautiful baseball field to install expensive artificial turf. So where else might that expense have gone to? How about a new practice field?

So, it seems there are two key questions to answer here:

1. Why is it our Neighborhoods' problem that the School can't raise enough money to build the intended practice fields (even one?) and,
2. What "now" should make the City want to override 20 years of precedent in agreements and actions which state that there should be "No Lights to make athletic fields usable after dark" to protect the adjacent neighborhoods from Lights (and noise it brings) for "peaceful enjoyment" of their homes and properties after dark? The noise after dark is as big a problem as the Lights.

Next comes Holy Innocents and other private schools if the City grants the request for the MV School Lights. They are all paying attention.

Craig P Johns (Planning Commission and Development Authority member 2013-2020)