



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair
Andy Porter, Vice Chair
Robin Conklin
Elizabeth Kelly
Sherwin Clemons
Andrea Settles
Karen Trylovich

Wednesday, June 18, 2025

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. June 18, 2025 Planning Commission Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. March 19, 2025 Planning Commission Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **2025-0001 U-24-4 - 301 Johnson Ferry Road** - Request for a Conditional Use Permit to allow for a columbarium to be placed at an existing Place of Worship campus in the RE-2 zoning district.
(Presented by LaQuita Williams, Planner II)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

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



SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, April 16, 2025

Case: **U-24-4 – 301 Johnson Ferry Road NW**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: April 1, 2025

REQUEST

Applicants are requesting a Conditional Use Permit to allow for a columbarium to be placed at an existing Place of Worship campus in the RE-2 zoning district.

APPLICANT

Property Owner:	Petitioner:	Representative:
Sandy Springs Christian Church, Inc.	Sandy Springs Christian Church	Jordan Edwards The Galloway Law Group, LLC

SUMMARY

The Applicant requests a Conditional Use Permit to amend the conditions of the Use Permit issued in 2008 (U08-012) to allow for a columbarium to be placed at an existing Place of Worship campus in the RE-2 zoning district.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval with Conditions** of Conditional Use Permit U-24-4.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. "Application" received on November 22, 2024.

Plans:

2. "Boundary, Topographic & Utility Survey" prepared by Land Engineering. stamped by Mitchell J. Paulk. Received on September 02, 2024.
3. "Existing Conditions within 100' of Subject Property" prepared by Land Engineering. Stamped by Mitchell J. Paulk. Received on September 02, 2024.
4. "Existing Conditions within 400' of Subject Property" prepared by Land Engineering. Stamped by Mitchell J. Paulk. Received on September 02, 2024.

5. "Overall Conditional Use Site Plan" stamped by Mitchell J. Paulk. Received on September 20, 2024.
6. "Conditional Use Site Plan" prepared by PEC+. stamped by Kenneth J. Wood. Received on September 20, 2024.
7. "Conditional Use Grading Plan" prepared by PEC+. stamped by Kenneth J. Wood. Received on September 20, 2024.

PROPERTY INFORMATION

Location:	301 Johnson Ferry Road (Parcel # 17 0126 LL0608)
Council District:	3 – Melissa Mular
Road frontage:	Approximately 928 feet of frontage on Johnson Ferry Road NW
Acreage:	Approximately 5.34 Acres
Current Zoning: Existing Land Use:	RE-2 (Residential Estate – 2 acres minimum) Place of Worship
Previous Zoning Case/Cases:	U84-107 201401171 V09-003 201402827 (Withdrawn) 201502567 (Withdrawn) U08-012 CV08-019
Character Area:	Protected Neighborhood

PROCESS

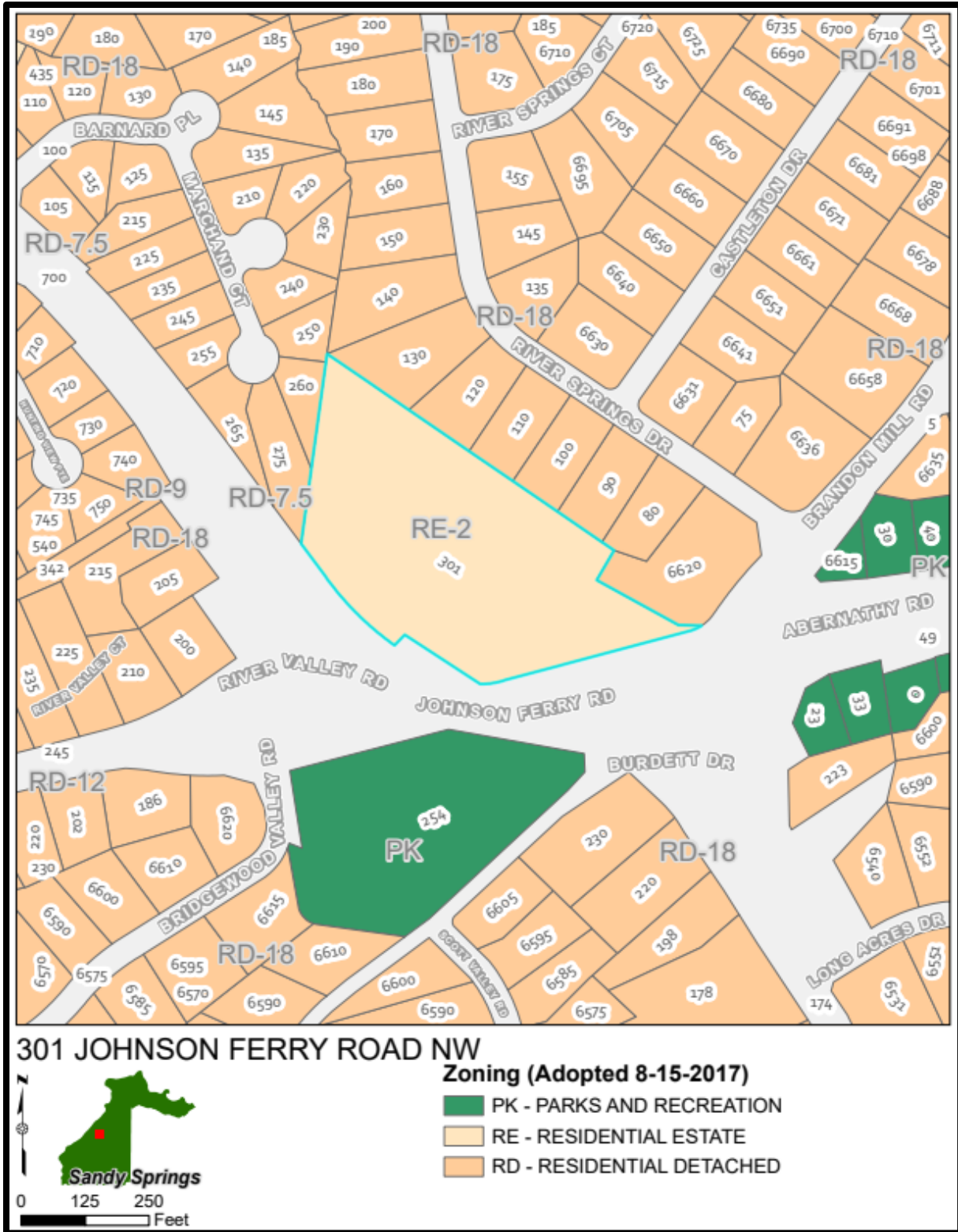
Community Meeting I: November 21, 2024	Community Meeting II: January 6, 2025	Community Meeting III: February 27, 2025	Planning Commission Hearing: June 18, 2025	Mayor and City Council Hearing: July 15, 2025
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EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RD-18 (Residential Detached)	Wyndham Hills Subdivision	Varies
East	PK (Parks District) Recreational Facility	Abernathy Greenway Park	Varies
South	PK (Parks District) Place of Assembly Recreational Facility	254 Johnson Ferry Road	3.59 Acres
Southwest	RD-18 (Residential Detached) Single Unit Attached	One River Valley Subdivision	Varies
West	RD-7.5 (Residential Detached) Single Unit Attached	Telfair Subdivision	Varies
PROPOSED DEVELOPMENT			
--	RE-2 (Residential Estate)	301 Johnson Ferry Road Sandy Springs Christian Church	5.34 acres

CHARACTER AREA MAP



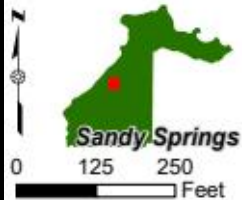
ZONING MAP

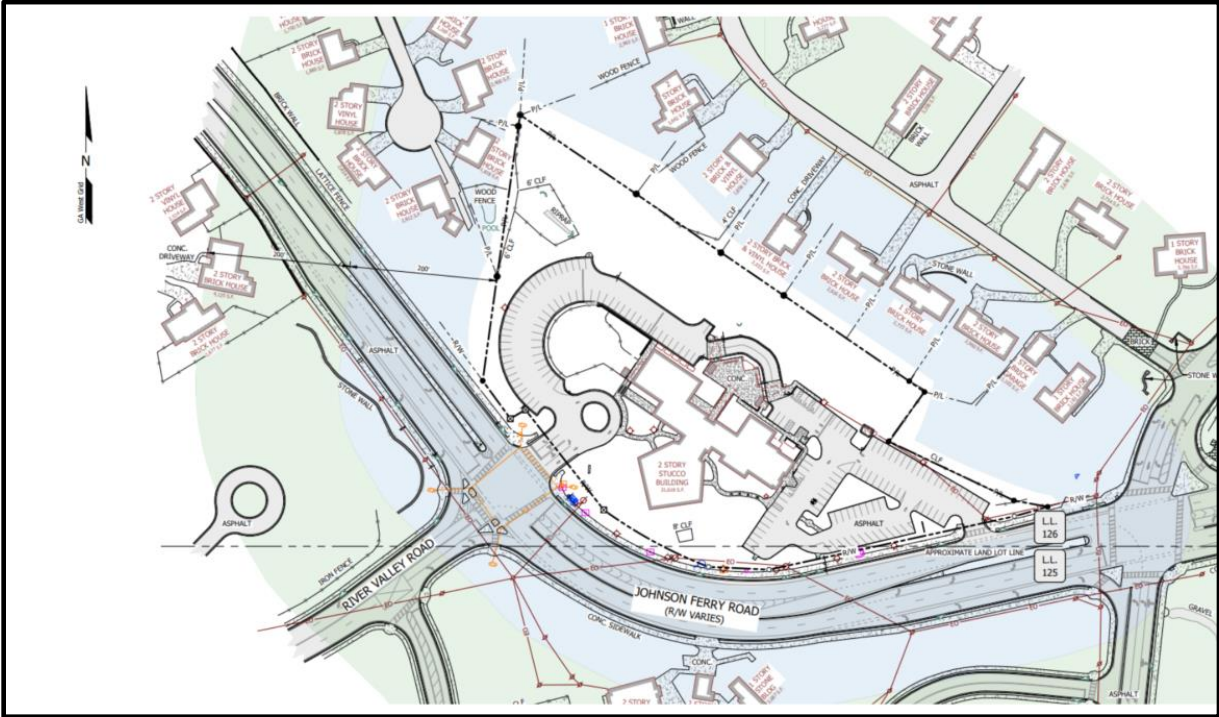


AERIAL IMAGE



301 JOHNSON FERRY ROAD NW





EXISTING DEVELOPMENT

The subject property, the Sandy Springs Christian Church, is zoned RE-2 (Residential Estate – 2 acres minimum) and is approximately 5.34 acres according to Fulton County records. The current use of the property is a Place of Worship and has been since 1970's. The property consists of the primary structure that hosts congregation, classrooms, multipurpose fellowship hall and a kitchen area, a pavilion, day school and playground.

The property sits at the intersection of Johnson Ferry Road and River Valley Road which is north of Interstate 285 and west of Highway 400. The property has a gentle slope from Johnson Ferry Road and becomes hilly closer to the abutting neighbors.

In the northeast corner of the property are 7 abutting properties zoned RD-18 within the Wyndham Hills neighborhood. To the west of the property are 3 abutting properties zoned RD-7.5 within the Telfair neighborhood.



Aerial image of Sandy Springs Christian Church via NearMap



View of Sandy Springs Christian Church from Johnson Ferry Road



View of parking lot standing north of playground



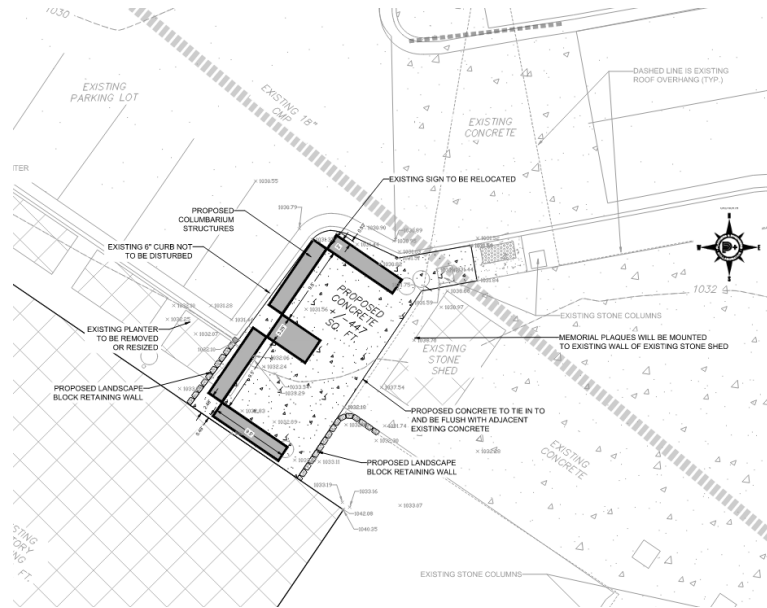
Existing conditions of proposal's location



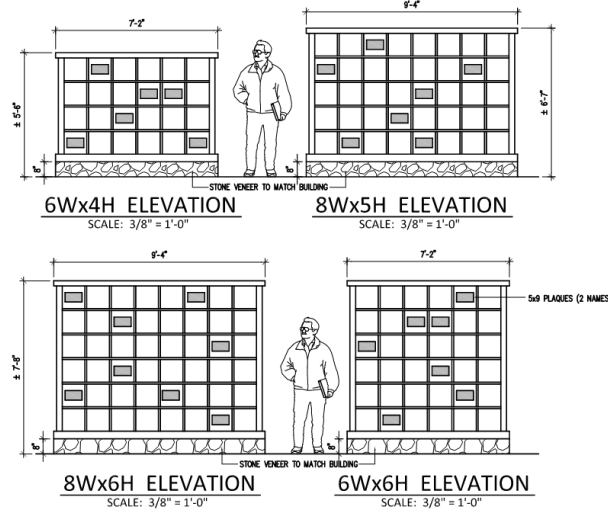
Existing conditions of neighborhood buffer landscape

PROPOSED DEVELOPMENT

The proposal seeks to add six columbarium structures that will share a consistent design with the rest of the existing development. The proposed developed includes placing these six structures on a new concrete pad approximately 448 square feet in the rear of the northeast side of the primary building. The proposal will have 240 niches within the six columbarium structures. The applicants are also adding proposed landscape block retaining walls.



Proposed columbarium



VARIOUS NICHE WALL CONFIGURATIONS
Proposed dimensions of columbarium

CONDITIONAL USE PERMIT CONSIDERATIONS

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

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

Finding: The existing use, a place of worship, is allowed in the Residential Estate (RE-) district, 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, allowed land uses also include "Civic uses that support residential uses, such as schools and places of worship". The existing place of worship has been in place since 1971.

According to the Development Code, the use of a columbarium is acceptable in public and civic uses of which places of worship are (Div. 7.4.)

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 cemetery/mausoleum/columbarium defined as, "Any land or structure in the City dedicated to and used for interment of human or pet remains. It may be a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for storing urns containing human or pet remains, or a combination of 1 or more of the above." and has the following "Basic Use Standards":

a. *Permitted curb cut access must only be from a major thoroughfare or nonresidential local street, unless in conjunction with a place of worship.*

Finding: Existing development meets this requirement.

b. *No building may be located within 100 feet of a Protected Neighborhood District used for residential purposes.*

Finding: The pavilion is approximately 103 feet from the adjacent residential neighborhood and the proposed columbarium is approximately 137 feet from the adjacent properties which exceeds this use standard.

c. *Above ground monuments may not be located within 50 feet of any property line.*

Finding: The proposal is more than 50 feet from the nearest property line.

d. *All other structures, including earth interments, must meet the minimum setbacks or 10 feet, whichever is greater.*

Finding: The columbarium structure is approximately 137 feet away from the abutting property.

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

Finding: Although the proposal will be place at an existing parking space it does not adversely impact the current parking on site.

f. Buildings must not exceed 35 feet in height.

Finding: The maximum heigh of the proposed development is 7 feet 6 inches tall.

g. Any security lighting must have a controlled footprint and be screened from adjacent residential areas.

Finding: Not applicable.

h. The maximum lot coverage is determined through the Conditional Use Permit process.

Finding: The lot coverage will increase by approximately 448 square feet.

i. An undisturbed natural vegetative buffer of 25 feet must be located and maintained along all side and rear lot lines.

Finding: Staff notes that the existing development has a vegetative buffer that has not been maintained as per their 1984 Use Permit however, applicants must comply with the previous conditions before obtaining a Certificate of Occupancy. Staff’s proposed conditions also enhance the vegetative buffer while providing an opaque visual barrier.

j. Copies of applicable local, state, and federal permits must be provided to the Department prior to the issuance of a Certificate of Occupancy.

Finding: Applicants will satisfy this condition during the permitting process.

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

Finding: Though the Protected Neighborhood Character Area is mostly for single-family residential uses, allowed land uses also include “Civic uses that support residential uses, such as schools and places of worship”. The place of worship has been in place since 1970.

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

Finding: Staff believes that the proposed use will not create any significant adverse impacts. Staff notes the neighbors’ concerns about property value, and we note that it is unfounded.

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:

No comment provided.

Sandy Springs Transportation Engineer:

Recommend moving to a minimum of 3 to 4 feet from back of curb so that adjacent parking space is not compromised. Alternatively, stripe out parking space for no parking.

Sandy Springs Senior Traffic / Transportation Engineer:

No comment provided.

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:

Applicants shall provide pedestrian access around the columbarium. Proposal seems to block existing pedestrian travel. How will it be mitigated?

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Fulton County Schools:

No comment provided.

Fulton County Public Services and Utilities:

No comment provided.

PUBLIC PARTICIPATION

Community Meeting I

There were five attendees at the first Community Meeting (CMI) on November 21, 2024. Attendees included neighbors and staff. Topics that were discussed were market value, screening, and noise.

Community Meeting II

There were seven attendees at the second Community Meeting (CMII) on January 6, 2025. Attendees included neighbors and staff. Topics that were discussed were market value, screening and prior use conditions.

Community Meeting III

There were five attendees at the supplemental Community Meeting (CMIII) on February 27, 2025. Attendees included staff and neighbors. Topics that were discussed included privacy screening, market value impact and prior use conditions.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval with Conditions of Conditional Use Permit U-24-4**, request for a Conditional Use Permit to allow for a columbarium to be placed at an existing Place of Worship campus in the RE-2 zoning district, subject to the following condition amendment:

CONDITIONS:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Church and accessory uses including a pre-kindergarten program in an expanded existing structure.
2. To the owner's agreement to abide by the following:
 - a. To the Site Plan received by the Zoning Department on 9/4/84 and to submit to the Director of Planning and Community Development for his approval, prior to the approval of a Land Disturbance Permit, a revised Site Plan based on a certified boundary survey of the property, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.
 - b. To submit to the Director of Planning and Community Development for his approval, prior to any defoliation or alteration of the site, a Land Disturbance application which shall include a grading plan including phasing, a hydrological study, a separate soil sedimentation and erosion control plan, and proposed provisions for permanent storm water retention and the method of continuing maintenance of these facilities.
 - c. To submit to the Director of Planning and Community Development for his approval, prior to the approval of a Land Disturbance Permit, a detailed landscape plan for all required buffers and landscape strips. Said landscaping for each phase of development shall be in place within 90 days after the issuance of a Certificate of Occupancy or the connection of permanent power for each phase provided, however, that all landscaping shall be in place prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the final phase provided, however, that all landscaping shall be in place prior to the issuance of a Certificate of Occupancy or the connection of permanent power for the final phase of the development.
 - d. To provide and maintain off-street parking on the subject property during the entire construction period.
3. To the owner's agreement to the following site development considerations:

- a. Provide a natural buffer, undisturbed except for approved access and utility crossings and replantings where sparse vegetated, adjacent to the following property lines and in the widths shown:
 - i. 60 feet wide on the northeasterly property line where adjoining lots which front on River Springs Drive, with an additional setback of 10 feet for all improvements or as may be approved by the Director of Planning and Community Development.
 - b. Provide a landscaping strip adjacent to the following property lines in the widths shown:
 - i. 40 feet wide along the right-of-way of Johnson Ferry Road.
 - ii. 5 feet wide along the right-of-way of Abernathy Road.
 - iii. 10 feet wide on the west property line.
 - c. Parking lots and driveways on the rear side of the properties that front River Springs Drive and Marchand Court shall be screened from adjacent residential properties by an opaque fence at least 6 feet in height where feasible approved by the Director of Community Development and to be completed before the installation of the columbarium.
 - d. Parking lots and driveways on rear side of the properties that front River Springs Drive shall be screened from adjacent residential properties by landscaping at least 6 ft to 8 ft installed height and where feasible approved by the Director of Community Development and to be completed before the installation of the columbarium. 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 approved by the City Arborist.
 - e. Any exterior illumination on the site shall not exceed 1.2 footcandles on any property line adjacent to a residential use or zoning district, nor will the light source be directly visible from adjoining residential properties.
 - f. No more than 1 entrance on Johnson Ferry Road.
 - g. No more than 1 exit/entrance on Abernathy Road.
 - h. Comply with the requirements of the Fulton County Subdivision Regulations for minimum sight distances for driveways on major roads.
 - i. Comply with the requirements set forth in the “Georgia Cemetery and Funeral Services Act of 2000” or federal, state and regional law.
4. To the owner's agreement to abide by the following requirements, dedications, and improvements:
- a. Connect to metropolitan water and public sanitary sewer available to the site as well as pay all required tap-on fees, front footage assessments, and the pro-rated share of the cost of public utility extensions as determined by the Department of Planning and Community Development.
 - b. Provide designated fire lanes adjacent to all structures and provide water mains, fire hydrants, and access for fire-fighting equipment as required by the Fulton County Fire Department.

- c. Design required on-site stormwater detention facilities such that they are not located within any required buffers or on required parking areas.
 5.
 - a. No encroachment into the existing ninety (90) foot buffer zone will be allowed east from the proposed circular driveway to the entrance on Abernathy Road.
 - b. West of the circular driveway, the buffer may be reduced to sixty (60) feet to allow for improvements including grading, filling, and the creation of required, on-site stormwater detention facilities. Adequate construction work area will also be allowed.
 - c. Every consideration will be given to preserving as many of the large trees in the area as possible.
 - d. The property owners will be advised in advance of any appeals to the Fulton County Planning Staff recommendations which affect the northeasterly border.
 6. Development must be substantially similar to the Site Plan received by the Community Department on 4/22/2025.

SPORTS



Special Photo

The Westminster girls' track and field team celebrates their Class AAAA championship in Commerce May 10.

Westminster wins Class AAAA girls' track and field title

By Greg Oshust
Sports Editor

The Westminster girls were the lone Northside team to be crowned champions at the Georgia High School Association track and field championships May 9 and 10.

Westminster won the girls' team championship — its fourth in a row and seventh in program history — at the Class AAAA meet in Commerce, scoring 69 points to finish three points ahead of runner-up Harris County (66). Pace Academy (56) also earned a spot on the awards podium with a fourth-place finish among the AAAA girls.

The Wildcats were led by senior Madison Townsend, who won the pole vault at 12-feet-6-inches, and also won the 4x400-meter relay, with the quartet of freshman Jaina Alexander, seniors Lucy Johnson and Marci Kinerman and junior Caryssa Snyder finishing with a time of 3 minutes, 54.06 seconds.

Pace Academy got state titles from senior Zahara Bernal in the 3,200-meter run (10:45.33), senior Olivia Resnick in the 800 (2:14.93) and the foursome of Bernal, Resnick, sophomore Addie Locker and junior Harriet Blaha in the 4x800 relay with a state meet-record time

of 9:20.45, breaking the old record set by Pace in 2023.

In the AAAA boys' competition, Marist landed on the awards podium with a fourth-place finish.

Marist was led by senior Andrew Stricklin, who won both the 1,600 (4:12.13) and the 3,200 (9:08.39), while Pace Academy won the 4x800 relay (sophomores Zachary Blackwood, juniors Iliyan Hajiani and Drew Park and senior Drew Park) with a state meet-record time of 7:53.16, surpassing the previous of 7:59.63 set by Westminster last year.

At the Class AAAAA meet in Rome, the Woodward Academy girls saw their streak of two consecutive state championships come to an as they scored 74 points to finish runner-up to champion Pope (98).

Seniors Sydney Glee and Taylor Gullatte led the way, with Glee — who has signed with Michigan — winning the 400 (54.63) and Gullatte — an Alabama signee — claiming the 200 (24.53).

Woodward also won two relays — the 4x100, with Gullatte, sophomores Zara Mercurius and Juleeya McAfee and senior Makayla Virgin (46.90) and the 4x400, with Glee, Gullatte, Mercurius and freshman Kaitlyn Weeks (3:51.91).

In the AAAA boys' competition,

Woodward senior Cameron Dean won the triple jump (50-7.50).

At the Class A-3A Private meet in Carrollton, Lovett finished fourth in the boys' team standings.

The Lovett boys were led by senior William Porter, who won the 1,600 (4:25.94) and 3,200 (9:27.49), and senior Theodore Hedgemon, the winner of the discus throw (161-3).

Holy Innocents' got state titles from junior Kingston Whitty in the high jump (6-8) and sophomore Colt McNamara in the shot put (52-5.25), while Wesleyan's individual champions were senior Nate Nketia-Gyasi in the triple jump (45-8.50) and senior Brayden Tidwell in the 400 (48-55).

In the A-3A Private girls' competition, Mount Vernon placed on the podium with a fourth-place finish.

Mount Vernon was led by freshman Morgan Huggins, who won the 3,200 (11:15.91), while other local individual champions were Gallo-way junior Adair Carlin in the pole vault (12-6.50), Whitefield Academy freshman Abby Holsinger in the triple jump (38-10) and Wesleyan (seniors Kyra Brubaker and Eva Murphy and sophomores Weezie Moore and Margaret Moore) in the 4x800 relay (9:34.16).

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number: V-24-29

Petitioner: Jarrett Kein

Property Location: 380 Ferry Landing
Parcel # 17
020600080073

Current Zoning: RD-27

Request: Request for a Variance from Sec. 6.1.2.B. to allow a home addition to encroach 10ft into the side common lot line setback.

Public Hearings: Board of Appeals
Wednesday, June 4, 2025 at 6:00 p.m.

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

Virtual Options: Zoom Webinar at www.sandyspringsga.gov/stream for instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.

SANDY SPRINGS NOTICE OF CONDITIONAL USE PERMIT

Petition Number: U-24-4

Petitioner: Sandy Springs Christian Church

Property Location: 301 Johnson Ferry Road

Request: Request for a Conditional Use Permit to allow for a columbarium to be placed at an existing Place of Worship campus in the RE-2 zoning district.

Public Hearing: Planning Commission
June 18, 2025 at 6:00 p.m.

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

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

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number: V-25-1

Petitioner: Ryan Remillard

Property Location: 1000 Johnson Ferry Road
Parcel # 17 0016LL1096

Current Zoning: PM-12/15

Request: Request for a Variance from Sec. 9.4.3. to allow retaining walls to exceed the maximum height.

Public Hearings: Board of Appeals
Wednesday, June 4, 2025 at 6:00 p.m.

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

Virtual Options: Zoom Webinar at www.sandyspringsga.gov/stream for instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.

SANDY SPRINGS

Petitioner: City of Sandy Springs

Request: Adoption of the Annual Capital Improvements Element (CIE) Update

Public Hearing: Mayor and City Council
June 17, 2025 at 6:00 p.m.

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

Virtual Option: At <http://spr.gs/pm>. For instructions on how to provide public comment during the Public Hearing, please visit <http://spr.gs/publiccomment>.

ELDER

From A8

with a 3.66 ERA in 228 2/3 innings across those two seasons.

Things, however, began to unravel for Elder around the time he made the All-Star team in 2023, when he was one of eight Braves representatives. He pitched to a 2.97 ERA in 18 first-half starts before turning in a 5.11 ERA in the 13 starts after the break.

Perhaps it was the fact that he logged a career-high number of innings or that the league made adjustments and the book was out, but Elder was unable to right the ship down the stretch.

Those woes followed Elder into 2024 as he bounced between Triple-A Gwinnett and the majors all season and finished with a 6.52 ERA in 10 starts for Atlanta.

"Last year obviously didn't go the way I wanted," Elder said. "I just flat-out (stunk) up here at least. There were some (better) times in Triple-A, which isn't where you want to be, but I thought there were some positive things. I ended the year with a 3.70 ERA. That's not lighting the world on fire, but I was still throwing some good innings."

Though it was hardly the bounce-back season Elder was hoping for, he continued

to look for ways to improve throughout the adversity and recognized a mindset shift was in order this year.

"I think I chased some wrong things last year," Elder said. "I chased how I threw before rather than just worrying about today and tomorrow. I think I just had a little reset this offseason and figured out a plan moving forward. I can't do anything about when I was good in the past or bad in the past, but let's figure out the best approach moving forward and stick to it. That's what I've done so far, and it's been working."

The first glance at Elder's numbers might not indicate a seismic shift, but he has found success in recent outings that has the Braves encouraged about what he could contribute to a rotation without Lopez and has received just five innings from Spencer Strider thus far.

Elder allowed 12 earned runs across 15 innings in his first three starts of the year, a pair of losses to the Los Angeles Dodgers and Tampa Bay Rays, along with a win over the Minnesota Twins.

In the three starts that followed — all wins for the Braves — Elder turned in a 3.18 ERA and allowed just six runs in 17 innings, while limiting opponents to a .219 average with only one home run.

"I've just been seeing more

results that I thought were coming the past few starts," Elder said. "I've felt good getting in the routine again of throwing every fifth day (and) getting on a plan of how we're going to attack certain hitters."

The Braves are seeing the same things as Elder and hope he can continue to build off his success each time he takes the ball.

"He had some rocky starts in the beginning, but it's huge what he's done," Braves manager Brian Snitker said. "It's really good to see because I think the stuff is back better than it was last year. If he can do (that) with the starters that we've lost the last year-and-a-half, that could be huge for us."

Just like he did in 2023, when he was the opening-day starter for Gwinnett before being summoned to Atlanta when Max Fried landed on the injured list after just one start, Elder is playing a pivotal role in keeping the rotation together.

FIND US ON SOCIAL MEDIA

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SANDY SPRINGS™
GEORGIA

Case No.: _____
Planner's initials: _____

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 301 Johnson Ferry Road	
	Parcel Tax ID(s): 17 0126 LL0608	
	Total acreage: 5.35	Council District: 3
	Current zoning: RE-2	Current use:
	Character Area:	Church

APPLICATION	Purpose of the Application: Columbarium	
	Check all that apply:	
	<input type="checkbox"/> Zoning Map Amendment (Rezoning)	<input checked="" type="checkbox"/> Conditional Use Permit
	Detailed request:	
	Request for installation of a columbarium.	
	Petitioner: Sandy Springs Christian Church	
Petitioner's address:		
301 Johnson Ferry Road, Sandy Springs, GA 30328		
Phone: (404) 731-5494	Email: bryangventures@gmail.com	

OWNER	Property owner: Sandy Springs Christian Church, Inc.		
	Owner's address:		
	301 Johnson Ferry Road, Sandy Springs, GA 30328		
	Phone: (404) 219-5038	Email: jmills@millsbizlaw.com	
	Signature (authorizing initiation of the process): 		
<i>If the property is under contract, provide a copy of the contract</i>			

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date:
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CMI date, time, and location:

ADDITIONAL INFORMATION NEEDED:

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SUBMITTAL ITEMS WAIVED BY DIRECTOR:

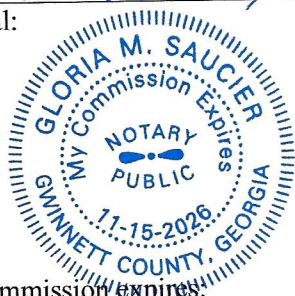
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GEORGIA

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: Sandy Springs Christian Church, Inc.	Sworn and subscribed before me this <u>5th</u> day of <u>September</u> 20 <u>24</u> Notary public: <i>Gloria M. Saucier</i> Seal:  Commission expires:
Address: 301 Johnson Ferry Road	
City, State, Zip Code: Sandy Springs, GA 30328	
Email address: jmills@millsbizlaw.com	
Phone number: (404) 219-5038	
Owner's signature: <i>[Signature]</i>	

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:	
<input type="checkbox"/> 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 <input type="checkbox"/> He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or <input type="checkbox"/> 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 _____ th day of _____ 20____ Notary public: Seal: Commission expires:
Company name:	
Address:	
City, State, Zip Code:	
Email address:	
Phone number:	
Applicant's signature:	




SANDY SPRINGS™
GEORGIA

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: Bryan S. Gershkowitz
Company:
Address: 5256 Peachtree Road, Suite 175
City, State, Zip Code: Chamblee, GA 30341
Email address: bryangventures@gmail.com
Phone number: (404) 731-5494
Agent's signature: <i>Bry</i>
Applicant's signature: <i>[Signature]</i>

Sworn and subscribed before me this 5 th day of September 2024
Notary public: <i>Gloria M. Saucier</i>
Seal: 
Commission expires:



SANDY SPRINGS™

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:

N/A

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: John W. Mills	Date: 09/05/2024
Signature:	

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

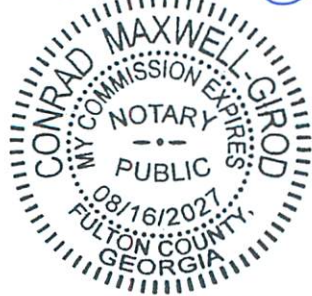


SANDY SPRINGS
COMMUNITY DEVELOPMENT

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:	<i>[Handwritten Signature]</i>
Applicant's signature:	<i>[Handwritten Signature]</i>

Sworn and subscribed before me this <i>9TH</i> day of <i>APRIL</i> 20 <i>25</i>
Notary public. <i>[Handwritten Signature]</i>
Seal: 
Commission expires: <i>08-16-2027</i>



SANDY SPRINGS
COMMUNITY DEVELOPMENT

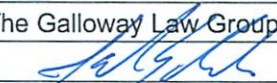
DISCLOSURE OF CONTRIBUTION FORM

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

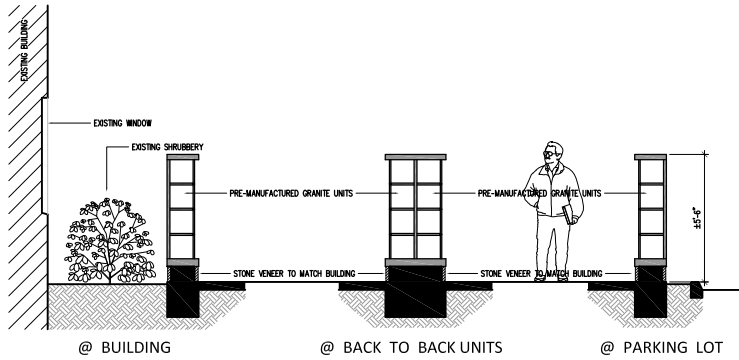
List all individuals or business entities which have an ownership interest in the property which is the subject of this Application:
Sandy Springs Christian Church, Inc.

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
None			

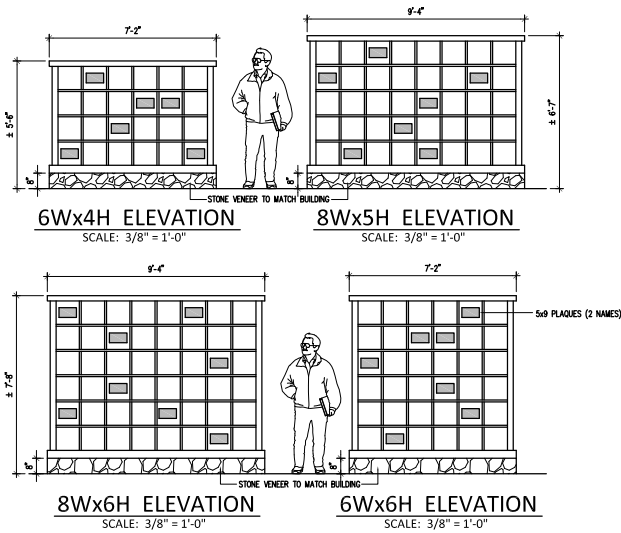
The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: The Galloway Law Group, LLC, by Jordan Edwards	
Signature: 	Date: 4/09/2025

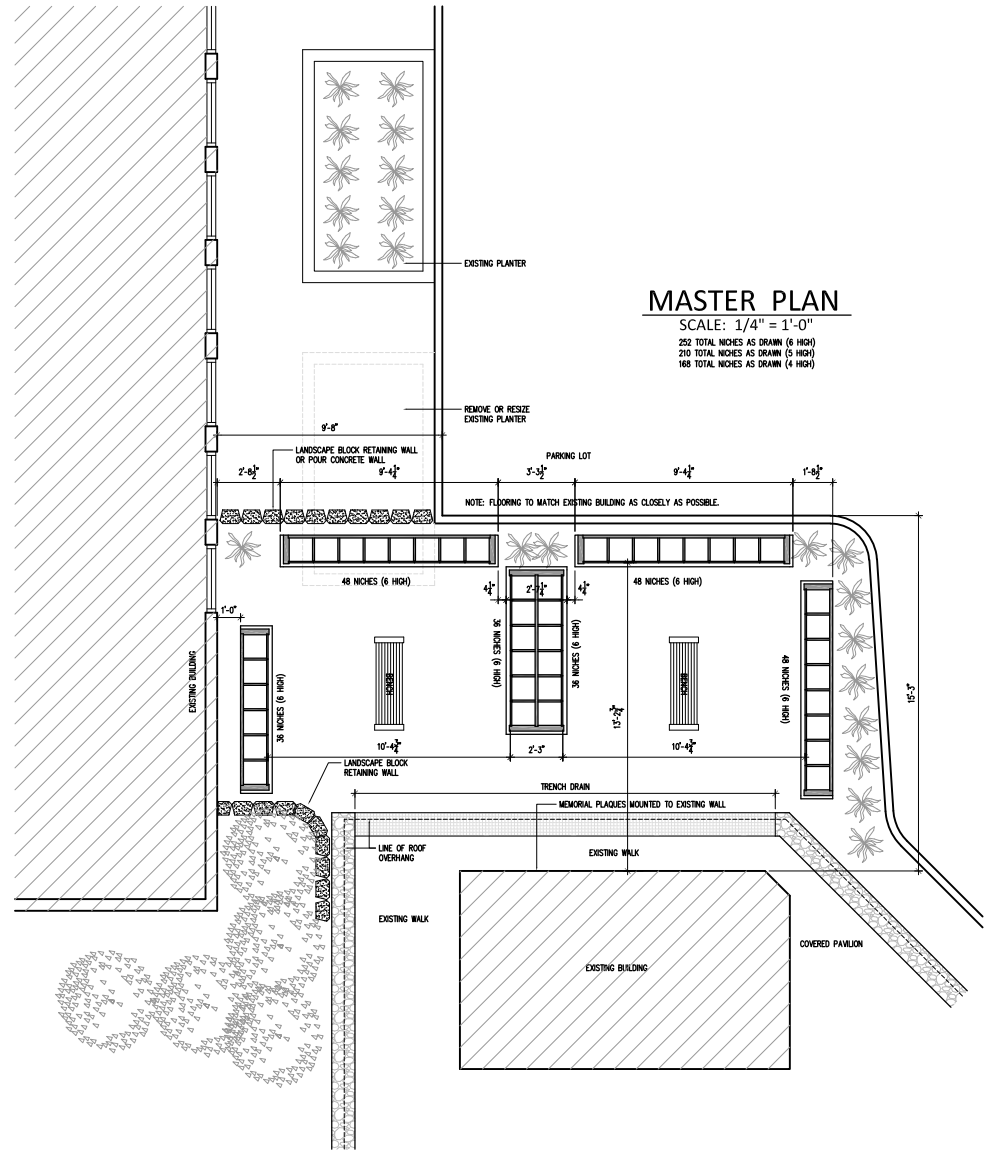
Note: Each party involved in the Application must sign an individual copy of this form.



TYP. 4-HIGH SECTIONS
SCALE: 3/8" = 1'-0"



VARIOUS NICHE WALL CONFIGURATIONS



MASTER PLAN
SCALE: 1/4" = 1'-0"
252 TOTAL NICHE AS DRAWN (6 HIGH)
210 TOTAL NICHE AS DRAWN (5 HIGH)
168 TOTAL NICHE AS DRAWN (4 HIGH)



Columbarium Designers Inc.

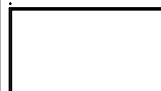
728 Church Street
Bulford, Georgia 30818
803-864-1020

PROJECT:
MEMORIAL GARDEN

OWNER:
Sandy Springs Christian Church
301 Johnson Ferry Road, NW - Sandy Springs, Georgia

PREPARED FOR:
Sandy Springs Christian Church
Sandy Springs, Georgia

ARCHITECT



Georgia
Registration No.

Revisions

8-22-2018 (PROP1)
9-17-2018 (PROP2)
9-24-2018 (PROP3)
10-3-2018 (PROP4)
10-23-2018 (PROP5)
8-10-2022 (PROP6)
9-11-2022 (PROP6b)
9-16-2022 (PROP6b)
12-2-2022 (PROP7)

12-2-2022 (PROP7a)
12-2-2022 (PROP7a2)
6-22-2023 (PROP8)

Date

June 22, 2023

Asn

SBCC

Checked By

CCN

Drawn by

JJA

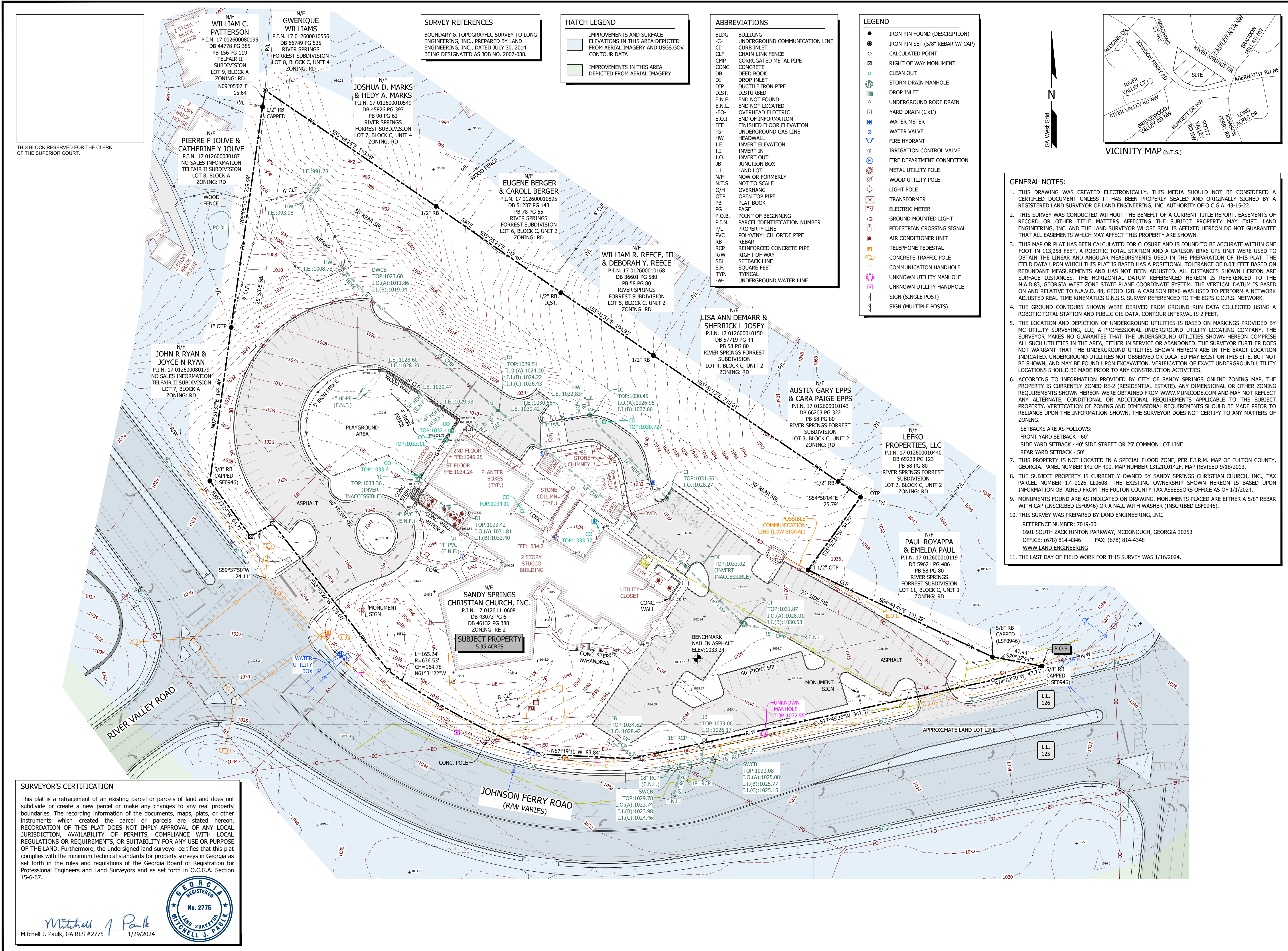
Sheet Title

PROPOSED COLUMBARIUM

Sheet No.

Prop 8

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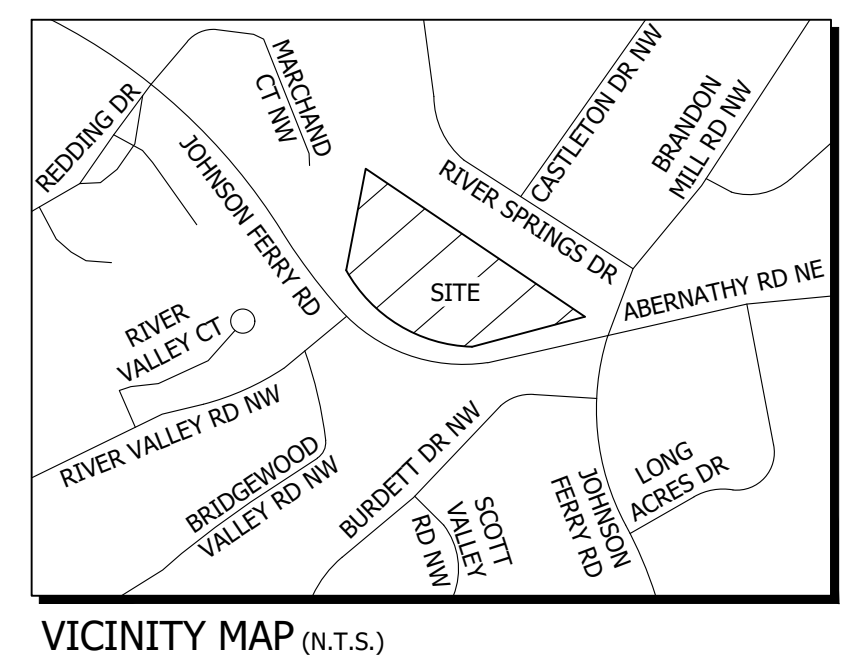


SURVEY REFERENCES
 BOUNDARY & TOPOGRAPHIC SURVEY TO LONG ENGINEERING, INC., PREPARED BY LAND ENGINEERING, INC., DATED JULY 30, 2014, BEING DESIGNATED AS JOB NO. 2007-038.

HATCH LEGEND
 IMPROVEMENTS AND SURFACE ELEVATIONS IN THIS AREA DEPICTED FROM AERIAL IMAGERY AND USGS.GOV CONTOUR DATA
 IMPROVEMENTS IN THIS AREA DEPICTED FROM AERIAL IMAGERY

ABBREVIATIONS
 BLDG BUILDING
 C UNDERGROUND COMMUNICATION LINE
 CI CURB INLET
 CLF CHAIN LINK FENCE
 CMP CORRUGATED METAL PIPE
 CONC CONCRETE
 DB DEED BOOK
 DI DROP INLET
 DIP DUCTILE IRON PIPE
 DIST DISTURBED
 E.N.F. END NOT FOUND
 E.N.L. END NOT LOCATED
 E.O. OVERHEAD ELECTRIC
 E.O.I. END OF INFORMATION
 FFE FINISHED FLOOR ELEVATION
 G UNDERGROUND GAS LINE
 HW HEADWALL
 I.E. INVERT ELEVATION
 I.I. INVERT IN
 I.O. INVERT OUT
 JB JUNCTION BOX
 LL LAND LOT
 N/F NOW OR FORMERLY
 N.T.S. NOT TO SCALE
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 PG PAGE
 P.O.B. POINT OF BEGINNING
 P.I.N. PARCEL IDENTIFICATION NUMBER
 P/L PROPERTY LINE
 PVC POLYVINYL CHLORIDE PIPE
 RB REBAR
 RCP REINFORCED CONCRETE PIPE
 R/W RIGHT OF WAY
 SBL SETBACK LINE
 S.F. SQUARE FEET
 TYP. TYPICAL
 W- UNDERGROUND WATER LINE

LEGEND
 IRON PIN FOUND (DESCRIPTION)
 IRON PIN SET (5/8" REBAR W/ CAP)
 CALCULATED POINT
 RIGHT OF WAY MONUMENT
 CLEAN OUT
 STORM DRAIN MANHOLE
 DROP INLET
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 WATER METER
 WATER VALVE
 FIRE HYDRANT
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 ELECTRIC METER
 GROUND MOUNTED LIGHT
 PEDESTRIAN CROSSING SIGNAL
 AIR CONDITIONER UNIT
 TELEPHONE PEDESTAL
 CONCRETE TRAFFIC POLE
 COMMUNICATION HANDHOLE
 UNKNOWN UTILITY MANHOLE
 UNKNOWN UTILITY HANDHOLE
 SIGN (SINGLE POST)
 SIGN (MULTIPLE POSTS)



GENERAL NOTES:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,258 FEET. A ROBOTIC TOTAL STATION AND A CARLSON BRX6 GPS UNIT WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A POSITIONAL TOLERANCE OF 0.03 FEET BASED ON REDUNDANT MEASUREMENTS AND HAS NOT BEEN ADJUSTED. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON AND RELATIVE TO N.A.V.D. 88, GEOID 12B. A CARLSON BRX6 WAS USED TO PERFORM A NETWORK ADJUSTED REAL TIME KINEMATICS G.N.S.S. SURVEY REFERENCED TO THE EGPS C.O.R.S. NETWORK.
- THE GROUND CONTOURS SHOWN WERE DERIVED FROM GROUND RUN DATA COLLECTED USING A ROBOTIC TOTAL STATION AND PUBLIC GIS DATA. CONTOUR INTERVAL IS 2 FEET.
- THE LOCATION AND DEPICTION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS PROVIDED BY MC UTILITY SURVEYING, LLC, A PROFESSIONAL UNDERGROUND UTILITY LOCATING COMPANY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE, BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ACCORDING TO INFORMATION PROVIDED BY CITY OF SANDY SPRINGS ONLINE ZONING MAP, THE PROPERTY IS CURRENTLY ZONED RE-2 (RESIDENTIAL ESTATE). ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE, CONDITIONAL OR ADDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. VERIFICATION OF ZONING AND DIMENSIONAL REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.

SETBACKS ARE AS FOLLOWS:
 FRONT YARD SETBACK - 60'
 SIDE YARD SETBACK - 40' SIDE STREET OR 25' COMMON LOT LINE
 REAR YARD SETBACK - 50'

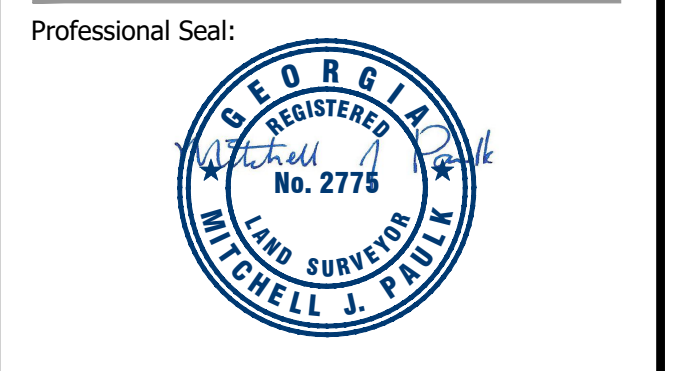
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE, PER F.I.R.M. MAP OF FULTON COUNTY, GEORGIA. PANEL NUMBER 142 OF 490, MAP NUMBER 13121C0142F, MAP REVISED 9/18/2013.
- THE SUBJECT PROPERTY IS CURRENTLY OWNED BY SANDY SPRINGS CHRISTIAN CHURCH, INC., TAX PARCEL NUMBER 17 0126 LL0608. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE FULTON COUNTY TAX ASSESSORS OFFICE AS OF 1/1/2024.
- MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 5/8" REBAR WITH CAP (INSCRIBED LSF0946) OR A NAIL WITH WASHER (INSCRIBED LSF0946).
- THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.
 REFERENCE NUMBER: 7019-001
 1601 SOUTH ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253
 OFFICE: (678) 814-4346 FAX: (678) 814-4348
 WWW.LANDENGINEERING.COM
- THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS 1/16/2024.

SURVEYOR'S 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.

Mitchell J. Paulk
 Mitchell J. Paulk, GA RLS #2775 1/29/2024

LAND ENGINEERING
 1601 S Zack Hinton Parkway
 McDonough, Georgia 30253
 T 678.814.4346, F 678.814.4348
 www.landengineering.com
 GA COA LSF0946 / PEF6180

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Notes:

Project Number: 7019-001
 Drawn By: KLC
 Date: 1/29/2024

Submittals:

No.	Date	Description
1	1/29/2024	SUBMIT TO CLIENT

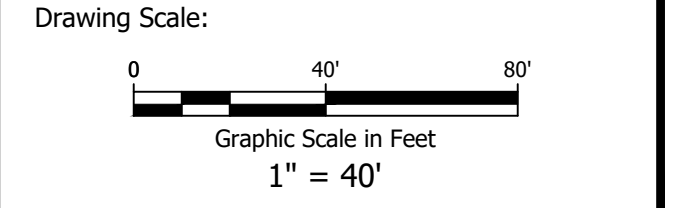
Revisions:

No.	Date	Description
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Client / Prepared for:
JONES WALKER LLP
 3455 PEACHTREE ROAD NE, SUITE 1400
 ATLANTA, GEORGIA 30326

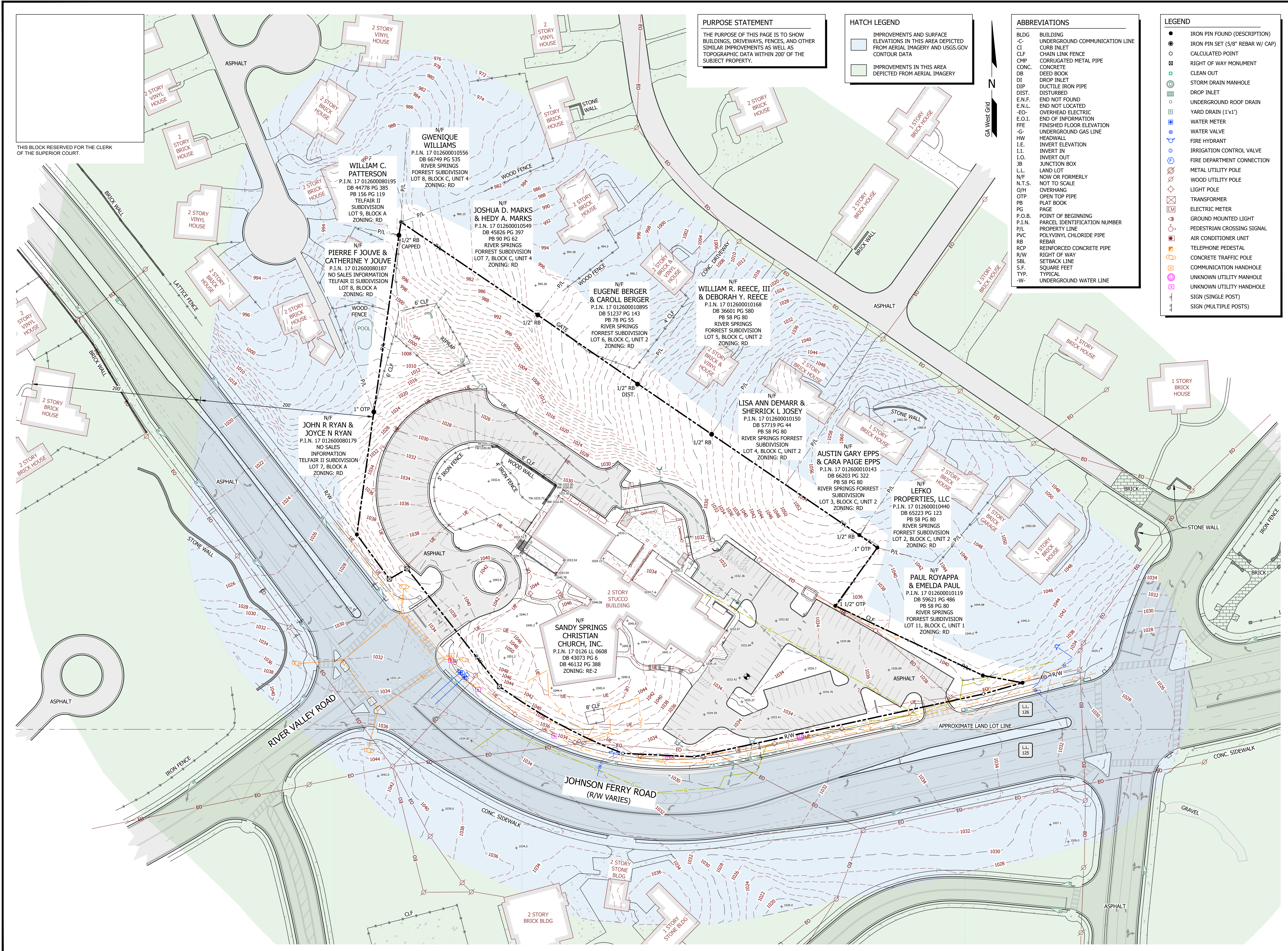
Project Name:
SANDY SPRINGS CHRISTIAN CHURCH

Project Location:
 301 JOHNSON FERRY ROAD
 Land Lot: 125 & 126
 District: 17
 Section: -
 City: SANDY SPRINGS
 County: FULTON
 State: GEORGIA



Sheet Title:
BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY

Drawing Number: Total Sheets: Revision:
 1 3 0



PURPOSE STATEMENT
 THE PURPOSE OF THIS PAGE IS TO SHOW BUILDINGS, DRIVEWAYS, FENCES, AND OTHER SIMILAR IMPROVEMENTS AS WELL AS TOPOGRAPHIC DATA WITHIN 200' OF THE SUBJECT PROPERTY.

HATCH LEGEND

- IMPROVEMENTS AND SURFACE ELEVATIONS IN THIS AREA DEPICTED FROM AERIAL IMAGERY AND USGS.GOV CONTOUR DATA
- IMPROVEMENTS IN THIS AREA DEPICTED FROM AERIAL IMAGERY

ABBREVIATIONS

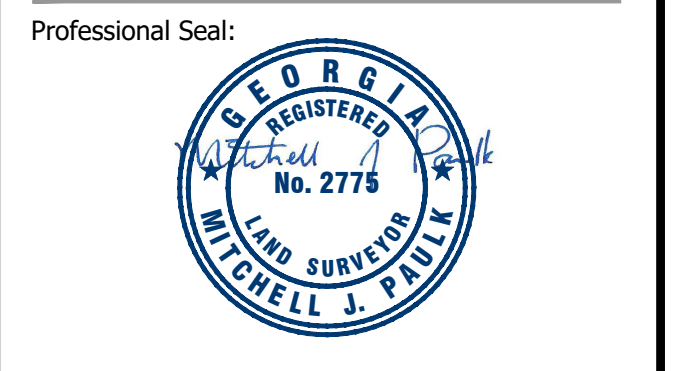
- BLDG BUILDING
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- DB DEED BOOK
- DI DROP INLET
- DIP DUCTILE IRON PIPE
- DIST. DISTURBED
- E.N.F. END NOT FOUND
- E.N.L. END NOT LOCATED
- EO- OVERHEAD ELECTRIC
- E.O.I. END OF INFORMATION
- FFE FINISHED FLOOR ELEVATION
- G- UNDERGROUND GAS LINE
- HW HEADWALL
- I.E. INVERT ELEVATION
- I.I. INVERT IN
- I.O. INVERT OUT
- JB JUNCTION BOX
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- N.T.S. NOT TO SCALE
- O/H OVERHANG
- OTP OPEN TOP PIPE
- PB PLAT BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.I.N. PARCEL IDENTIFICATION NUMBER
- P/L PROPERTY LINE
- PVC POLYVINYL CHLORIDE PIPE
- RB REBAR
- RCF REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SBL SETBACK LINE
- S.F. SQUARE FEET
- TYP. TYPICAL
- W- UNDERGROUND WATER LINE

LEGEND

- IRON PIN FOUND (DESCRIPTION)
- IRON PIN SET (5/8" REBAR W/ CAP)
- CALCULATED POINT
- RIGHT OF WAY MONUMENT
- CLEAN OUT
- STORM DRAIN MANHOLE
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- UNDERGROUND ROOF DRAIN
- YARD DRAIN (1"x1")
- WATER METER
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- FIRE HYDRANT
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- ELECTRIC METER
- GROUND MOUNTED LIGHT
- PEDESTRIAN CROSSING SIGNAL
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- UNKNOWN UTILITY HANDHOLE
- SIGN (SINGLE POST)
- SIGN (MULTIPLE POSTS)

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Notes:

Project Number: 7019-001
 Drawn By: KLC
 Date: 1/29/2024

Submittals:

No.	Date	Description
1	1/29/2024	SUBMIT TO CLIENT

Revisions:

No.	Date	Description
-----	------	-------------

Client / Prepared for:

JONES WALKER LLP
 3455 PEACHTREE ROAD NE, SUITE 1400
 ATLANTA, GEORGIA 30326

Project Name:
SANDY SPRINGS CHRISTIAN CHURCH

Project Location:
 301 JOHNSON FERRY ROAD
 Land Lot: 125 & 126
 District: 17
 Section: -
 City: SANDY SPRINGS
 County: FULTON
 State: GEORGIA

Drawing Scale:
 0 50' 100'
 Graphic Scale in Feet
 1" = 50'

Sheet Title:
EXISTING CONDITIONS WITHIN 200' OF SUBJECT PROPERTY

Drawing Number: Total Sheets: Revision:
 2 3 0

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

PURPOSE STATEMENT
 THE PURPOSE OF THIS PAGE IS TO SHOW BUILDINGS, DRIVEWAYS, FENCES, AND OTHER SIMILAR IMPROVEMENTS WITHIN 400' OF THE SUBJECT PROPERTY.

HATCH LEGEND
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 IMPROVEMENTS IN THIS AREA DEPICTED FROM AERIAL IMAGERY

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 IRON PIN SET (5/8" REBAR W/ CAP)
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 DROP INLET
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 IRRIGATION CONTROL VALVE
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 ELECTRIC METER
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 PEDESTRIAN CROSSING SIGNAL
 AIR CONDITIONER UNIT
 TELEPHONE PEDESTAL
 CONCRETE TRAFFIC POLE
 COMMUNICATION HANDHOLE
 UNKNOWN UTILITY MANHOLE
 UNKNOWN UTILITY HANDHOLE
 SIGN (SINGLE POST)
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Notes:

Project Number: 7019-001
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No.	Date	Description
1	1/29/2024	SUBMIT TO CLIENT

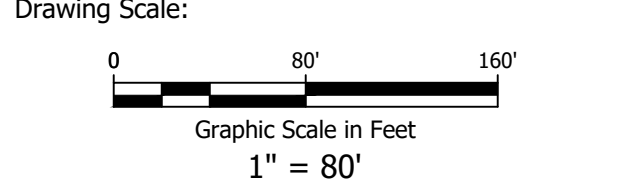
Revisions:

No.	Date	Description
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Client / Prepared for:
JONES WALKER LLP
 3455 PEACHTREE ROAD NE, SUITE 1400
 ATLANTA, GEORGIA 30326

Project Name:
SANDY SPRINGS CHRISTIAN CHURCH

Project Location:
 301 JOHNSON FERRY ROAD
 Land Lot: 125 & 126
 District: 17
 Section: -
 City: SANDY SPRINGS
 County: FULTON
 State: GEORGIA



Sheet Title:
EXISTING CONDITIONS WITHIN 400' OF SUBJECT PROPERTY

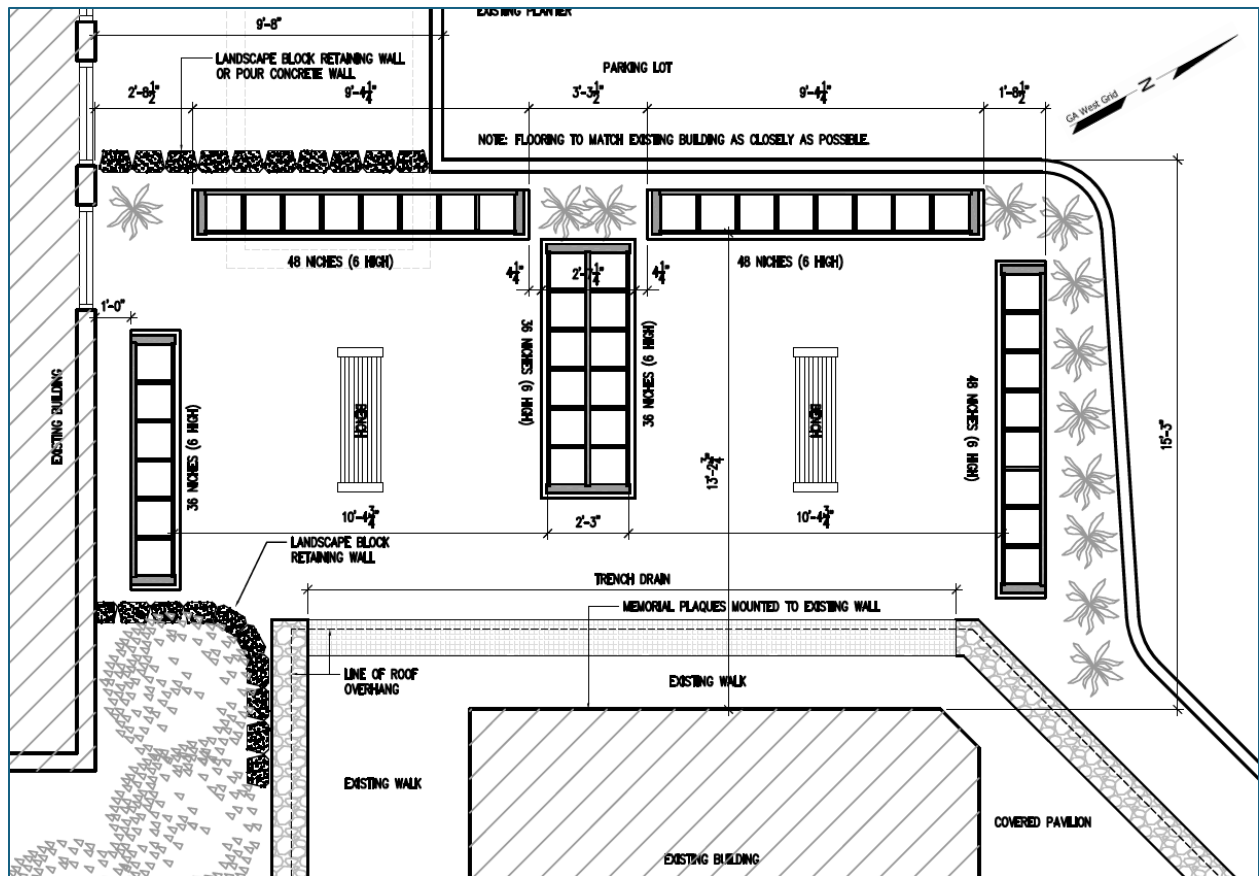
Drawing Number: Total Sheets: Revision:
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**LETTER OF INTENT
APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF SANDY SPRINGS, GEORGIA**

Sandy Springs Christian Church, Inc. (the “Church”) requests a Conditional Use Permit to allow the installation of a columbarium on the Church’s property at 301 Johnson Ferry Road NW (Parcel Identification Number 17 0126 LL0608) (the “Property”). As shown on the Site Plan, the columbarium area would take up approximately 448 square feet and would be located in the rear of the church, roughly between an existing open-air pavilion and the church building. The Church intends for the columbarium to be a perpetual interment place for deceased Church members and their families, as well as a sacred place for quiet reflection.

The Church was chartered in 1960 and built its first church building in 1963, at the Church’s original location at 6900 Roswell Road in Sandy Springs. Following sustained growth, the Church bought the Property and in 1971 completed construction of the current building. In 1973, The Day School moved into the church building and continues providing daycare and preschool services for kids up to the age of five.

The Church has long wanted to provide a columbarium for its congregation. Many other Places of Worship around the area feature columbaria, including Mount Vernon Presbyterian Church and Holy Innocents Episcopal Church in Sandy Springs, Dunwoody Baptist Church in Dunwoody, and Peachtree Road United Methodist Church in Buckhead. The Church’s proposed columbarium is similar to these but smaller in scale. The proposal provides for six banks of niches arranged in a rectangular layout to create a more enclosed, intimate space. The exterior facades of the niche banks will be clad in sand-colored stone matching the material of the adjacent pavilion. The finished bank structures will be approximately 9.5 feet wide and 7.5 feet tall, and will share a consistent design with the rest of the church. Altogether, the columbarium will provide 240 niches.



The proposed columbarium, located behind the Church building, would be approximately 137 feet from the Property’s nearest property line. Between the columbarium area and that property line is a driveway and a covered pedestrian crossing, as well as a densely forested buffer. Per the conditions of an earlier Special Use Permit that Fulton County approved in 1984 to allow an extension of The Day School (the “1984 SUP”), this buffer measures a minimum of 60 feet wide with an additional 10-foot-wide improvement setback. Due to the covered driveway crossing and the vegetation in the buffer, it is doubtful that adjoining property owners would see much, if any, of the columbarium. Nonetheless, the Church is amenable to providing additional screening, which is also required by the 1984 SUP. Condition #3.c. of the 1984 SUP requires the Church’s “parking lots and driveways on the northeasterly side of the property” to be screened “by a solid wood fence and/or shrubs and other plantings which shall be at least 3 ½ feet in height and present a 100 per cent visual barrier.” While vegetative screening was provided in the 1980s, over the last forty years this vegetation has changed: in some areas it has grown and continues providing appropriate screening, but in other areas it has died or required removal. The minimum 60-foot

buffer remains in its natural, undisturbed state, but the development of the columbarium presents an opportunity to revisit the additional screening of the parking lots and driveways to make sure the 1984 SUP's requirement is satisfied by new fencing or vegetation at least 3 ½ feet tall.

Columbaria are normal features of many Places of Worship, which are compatible with residential uses. The Church has long wanted to provide one, and the proposed columbarium is minimally impactful to nearby property owners. For these reasons, and because the requested Conditional Use Permit is consistent with the five criteria for approval listed at Section 11.3.6.D. of the Sandy Springs Development Code, the Church respectfully asks that the City of Sandy Springs approve this Conditional Use Permit.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



Jordan Edwards

Attorney for the Owner/Applicant

4062 Peachtree Road NE, Suite A330
Atlanta, Georgia 30360
jordan@glawgp.com
(404) 965-3682



SANDY SPRINGS
COMMUNITY DEVELOPMENT

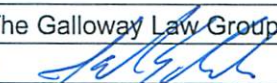
DISCLOSURE OF CONTRIBUTION FORM

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:
Sandy Springs Christian Church, Inc.

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
None			

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: 4/09/2025

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



SANDY SPRINGS
COMMUNITY DEVELOPMENT

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:	<i>[Handwritten Signature]</i>
Applicant's signature:	<i>[Handwritten Signature]</i>

Sworn and subscribed before me this
<u>9TH</u> day of <u>APRIL</u> 20 <u>25</u>
Notary public.
<i>[Handwritten Signature]</i>
Seal:
Commission expires: <u>08-16-2027</u>

Samuels, Ian

From: Sandy Springs GIS
Sent: Friday, April 11, 2025 1:30 PM
To: Planning and Zoning Public Comments
Subject: There Is A New Comment For Zoning Case U-24-4

Follow Up Flag: Follow up
Flag Status: Flagged

Case ID: U-24-4
Time Submitted: 20250411171601.855000
Citizen Name: Patrick Bishop
Citizen Email: [REDACTED]
Citizen Phone: [REDACTED]
Citizen Address: 6900 Brandon Mill Rd
Favorability: Opposed

Comment: They state that they are legal, non-conforming use. They should go through the effort to become a conforming use/rezone if they want to make further changes.

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There Is A New Comment For Zoning Case U-24-4

From Sandy Springs GIS <gis@sandyspringsga.gov>

Date Wed 1/8/2025 1:30 PM

To Planning and Zoning Public Comments <PZPublicComments@SandySpringsga.gov>

Case ID: U-24-4

Time Submitted: 20250108182440.131000

Citizen Name: Joshua D. Marks, Esq.

Citizen Email: [REDACTED]

Citizen Phone: [REDACTED]

Citizen Address: 130 River Springs Dr

Favorability: Opposed

Comment: Dear City of Sandy Springs Planning and Zoning Department: I reside at 130 River Springs Drive and abut the Sand Springs Christian Church. I have attended both community meetings held thus far along with two neighbors. We, along with other members of the Wyndham Hills Homeowners Association of which we are a part, are concerned about the Church's proposal to add a columbarium for the following reasons: 1. We are concerned about the diminution in our property values from having a columbarium next door. Studies indicate that columbaria can negatively impact adjacent property values due to the stigma attached. 2. We are concerned about impacts of noise and light onto our properties from vehicular and foot traffic visitation to the columbarium, which will have upwards of 480 urns. 3. We are also concerned about safety and security and trespassing from having public visitation to the columbarium. 4. When the Church built its pre-school in 1984, it entered into an agreement with Fulton County and our neighborhood that it would maintain screening to block noise, light and trespass from the church into the backyards of our properties. That screening has not been maintained. 5. We are concerned about what happens to the columbarium if the Church were to close or sell the property. We are willing to support the granting of the Conditional Use Permit under the following conditions: 1. The Church will pay for an appraisal of the impacts of the columbarium on our properties. The appraiser will be selected by us. If the appraisal determines that the property values will be reduced, then the Church will compensate us accordingly. 2. The Church will install a solid 8-foot-tall solid fence or wall running along the entirety of the back driveway/parking lot, which will serve to block noise, light and trespass onto our properties. The Church will agree to maintain said fence/wall for as long as it owns or leases the property. 3. The Church will agree that in the event the property is sold and the church relocated, or the use of the property as a church is discontinued, the Church will relocate the columbarium to the new location of the church or another location if the church ceases to exist. 4. The Church will codify the fence/wall maintenance and relocation obligations into an agreement signed with the neighbors and recorded in Fulton County records. To allow the parties sufficient time to arrange for the appraisal and discuss these requests, we hereby request that the Planning and Zoning Commission hearing scheduled for February 19th be postponed a minimum of 90 days. Thank you for your consideration of our comments. We look forward to hearing back from you.

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