



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair
Andy Porter, Vice Chair
Robin Conklin
Sherwin Clemons
Steve Leeds
Karen Trylovich

Wednesday, September 16, 2026

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).

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

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

September 16, 2026 Planning Commission Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

July 22, 2026 Planning Commission Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Work Session

The Next Chapter Updates
(Presented by Sukirti Ghosh, Principal/ Urban Designer)

VI. Cases

- A. **2026-0001 U-26-5 - 7171 Glenridge Drive** - Request for a Conditional Use Permit to amend conditions of U02-0010 to allow for site improvements.
(Presented by LaQuita Williams, Planner II)

VII. Ongoing Business

VIII. New Business

IX. 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.



THE NEXT CHAPTER

Sandy Springs Comprehensive Plan + Recreation & Parks Master Plan 2027

Planning Commission Work Session #3 | September 16, 2026

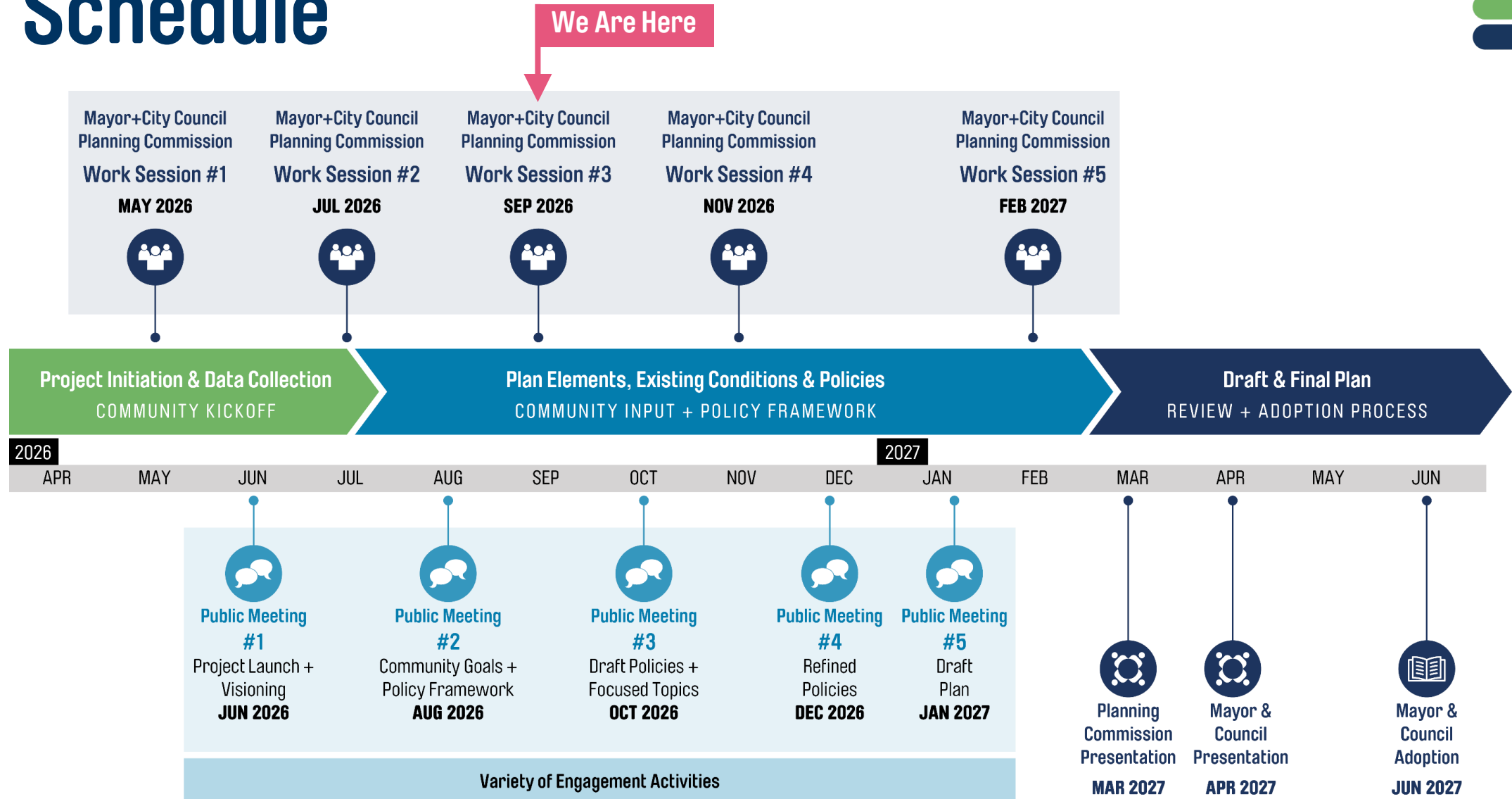
Agenda



- Project Update: Schedule
- Community Engagement (July + August)
- Focused Topics: Community Feedback
- Next Steps



Schedule



Public Meeting #2: Two Meetings



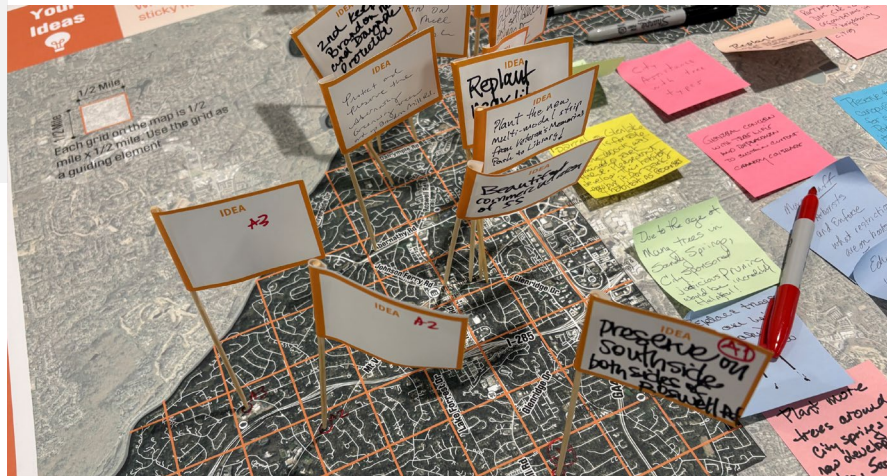
August 17, 2026

- South Side
- Church of the Redeemer



August 20, 2026

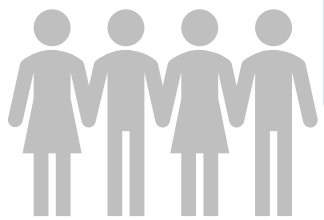
- North End
- City Municipal Complex



Engagement: Pop-Ups & Events (Jul/Aug)



Survey: Conjoint



984

Statistically Valid Survey

249

Open Survey



6.5%

Response Rate

4% to 4.5% is used for planning purposes

Reached via email, texts, postcards, phone, social media, etc.

- Residents are generally happy with life in Sandy Springs:
 - Quality of Life: 9 of 10 mentioned exceeds their expectations
 - Better than Other Communities: 9 of 10
 - Headed in Right Direction: 3 of 4 (this is higher than typically seen in other communities, which vary from ~55% to ~65%)
 - Community Safety: Residents shared overall community safety (e.g., 9 of 10 feels safe during daytime)
- **93%** Residents mentioned **recreation and parks opportunities enhances quality of life**
- **Top Development Priorities**
 - #1. Prioritizing **public safety services** to maintain a safe community
 - #2. Preserving and enhancing the **tree canopy**
 - #3. **Homeownership opportunities** for people across different income categories
 - #4. Residents can **walk to a meeting place** like a coffee shop or library.

Survey: Recreation and Parks



Statistically Valid Mail Survey

- 95% Confidence Level
- Margin of error 5.5%

Online Survey

- + 2,950 Question Responses

- 90% of respondents have visited CoSS parks/ recreation facilities (Versus national average – 81%)
- 96% rated the overall quality of parks/ facilities “Excellent” or “Good”
- Tier 1 Facility/ Amenity Needs – Paved multi-purpose trails, Natural areas/ nature parks, Unpaved walking and hiking trails, Neighborhood parks, Community Parks, Indoor Pool, Indoor gymnasium, Restroom at Parks, Indoor fitness center
- Tier 1 Programs/ Activities – Adult fitness/ wellness, Community Special Events
- + \$76-\$100 annually in increased taxes is the maximum that the majority (62%) of respondents are willing to pay

Engagement By the Numbers



~ 867

Reached at
Pop-Ups
(so far!)



25

Stakeholder
Meetings



94

Public
Meeting #1
Attendees



175

Public
Meeting #2
Attendees

4,934

Total Comments
(and counting!)



3,811

Engagement Hub
Visitors

Focused Discussion: Public Meeting #2



Focused Discussion: Public Meeting #2



Enable Housing Choice

Enhance Walkability

Preserve and Enhance Tree Canopy

Increase River Access

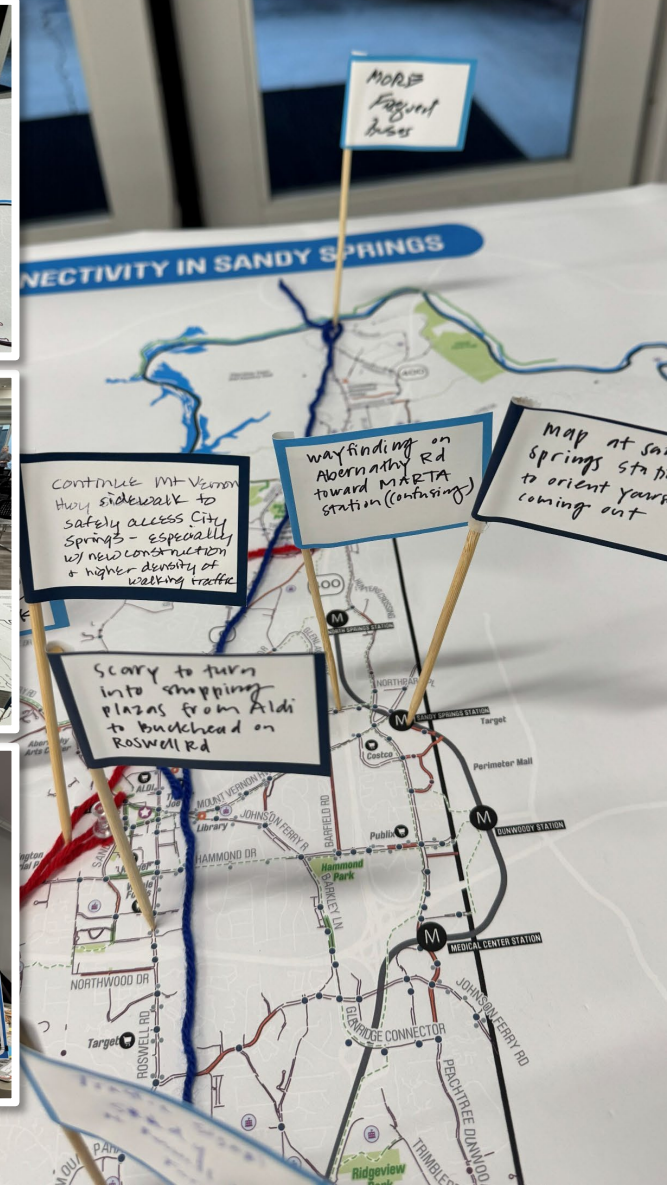
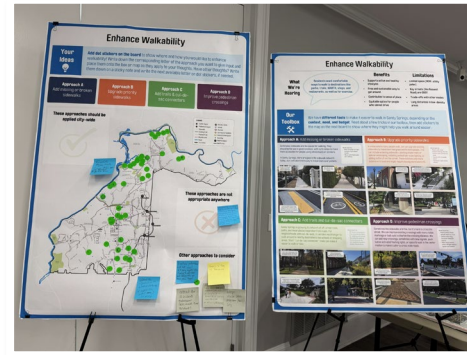
Community Input (Public Meeting #2)

- Improving **housing diversity** is **generally favorable**; disagreement on location
- Many Sandy Springs **renters** would like to enter homeownership, but there is **little available which bridges this price point (\$500K – \$750K)**
- Equal resistance to very dense multi-unit and very large lot single unit detached speaks to the **desire for missing middle** – townhomes, multiplex, cottage court
- Desire to **preserve existing Naturally-Occurring Affordable Housing (NOAH)**

Enhance Walkability

Community Input (Public Meeting #2)

- Better connections to the **Chattahoochee River** (sidewalks, trails, & bridges) and Chastain Park
- Comfortable connection **between City Springs and Perimeter**
- Improve left turns, pedestrian experience, safety, and aesthetics on **Roswell Road**
- Improve **pedestrian crossings** on major roads
- Fill missing **sidewalk gaps**
- Complete the **trail plan**



Preserve & Expand Tree Canopy



Community Input (Public Meeting #2)

- **Protect existing canopy**, especially forests, neighborhoods, and the river corridor.
- **Expand and restore canopy in key areas**, including commercial centers, Roswell Road, City Springs, parks, and other areas with limited tree cover/recent tree loss.
- **Strengthen tree protection, replacement, and enforcement** through potential Tree Ordinance updates, improved monitoring, and greater attention to tree loss from development and roadway projects
- **Promote healthy, native trees** through maintenance, public education, and guidance.

Increase River Access



Community Input (Public Meeting #2)

Top 3 Most Desired River Access Experiences



2. Walking or biking to the river



1. Riverfront trails and boardwalks



3. Increased public access to currently inaccessible riverfront areas

Next Steps



- **Leadership Work Sessions #3**

- September 15: Mayor & Council Work Session (6PM)
- September 16: Planning Commission Work Session (6PM)
- September 16: Advisory Committee (12–4PM)

- **Community Engagement**

- Public Meeting #2 Online Activities: Website →
- Public Meeting #3: October 29, 2026
- Pop ups and engagement activities

- **Draft Policy Framework**



planthenextchapter.org



THANK YOU!



Sandy Springs
Planning and Zoning
1 Galambos Way Sandy Springs, GA 30328
Tel. (770) 730-5600



Project Information Sheet

Record ID:

Issued to: Michael Boland

Location: 7171 GLENRIDGE DR , SANDY SPRINGS

Property

Address(es)	7171 GLENRIDGE DR , SANDY SPRINGS
Parcel Tax ID(s)	17 0033 LL0345
Total Acreage	17.61
Council District	Council District 4 - Frank Rogers
Proposed Use Type	Conditional Use
Current Zoning	
Current Use	RE

Application

Detailed request (include Code Section No.)	St. Jude the Apostle Catholic Church & School have occupied the property located at 7171 Glenridge Dr., Atlanta, GA 30328 since the early 1960's. The original school building was built in 1962 and the church and rectory were constructed in 1966. A number of buildings have been added and/or renovated over the decades, with the last parish building being built in 2002. All building projects on this campus were permitted and constructed while this property was governed by Fulton County. No new buildings have been permitted or built since the City of Sandy Springs became the authority having jurisdiction. The Church and School recently completed a Campus Master Plan to guide future changes to their campus facilities in order to improve their operations and growth. We are requesting a Conditional Use Permit with the City of Sandy Springs that includes the changes as outlined in the new Campus Master Plan. The use of the property will remain the same - Place of Worship & School - Private (K-12).
Petitioner	Smith Boland Architects - Michael Boland
Petitioner's address	531 Roselane St. NW, Suite 310
Phone	4045132712
Email	michael@smithboland.com

Owner

Property owner	AOA PARISH REAL ESTATE TRUST THE
Owner's address	2401 LAKE PARK DR SE SMYRNA GA 30080
Phone	770-394-3896 x 532
Email	mhiggins@judeatl.com

If the property is under contract, provide a copy of the contract

September 8, 2026

RE: Letter of Intent for the application for a Conditional Use Permit for:
St. Jude the Apostle Catholic Church & School
7171 Glenridge Dr, Atlanta, GA 30328

History

St. Jude the Apostle Catholic Church & School have occupied the property located at 7171 Glenridge Dr., Atlanta, GA 30328 since the early 1960's. The original school building was built in 1962 followed by the addition of a church and rectory that were constructed in 1966. A number of buildings have been added and/or renovated over the decades, with the last parish building being built in 2002. All building projects on this campus were permitted and constructed while this property was governed by Fulton County. No new buildings have been permitted or built since the City of Sandy Springs became the authority having jurisdiction. The property currently includes the following Use Permits and variances that were granted by Fulton County prior to 2002:

- #U-88-00074 Permission to have a Daycare Facility in R-2 Zone
- #2002U 0009 Expansion of a Church in an R-2 Zone
- #2002U 0010 Expansion of a Private School in an R-2 Zone
- #2002VC 0025 Variances to Reduce Setbacks (Two Variances)

Existing Site Information

Parcel ID: 17 0033 LL0345
Zoning: Residential Estate (RE-2)

Existing Building Square Footage:

Church	22,906 SF
Ministry Building	15,915 SF
Rectory	7,270 SF
Spalding House	3,150 SF
Pre-school Building	6,739 SF
School Building	42,180 SF
Gymnasium Building	14,425 SF

Total Existing SF	112,585 SF
--------------------------	-------------------

Existing Parking Count: 325 spaces (16 ADA Handicap spaces)

Proposed Changes According to the 2026 Campus Master Plan

The Church and School recently completed a Campus Master Plan to guide future changes to their campus facilities in order to improve their operations and growth. The owner of the property, AOA Parish Real Estate Trust, and the user of the property, St. Jude the Apostle Catholic Church and School, are requesting a Conditional Use Permit from the City of Sandy Springs that includes the changes as outlined in the new Campus Master Plan. The use of the property will remain the same - Place of Worship & School - Private (K-12).

Following is a list of the proposed projects that St. Jude the Apostle Catholic Church & School have identified as part of the 2026 Campus Master Plan, and they are seeking a Conditional Use Permit from the City of Sandy Springs to continue to exist as a Place of Worship & School – Private (K-12) with the following building and site improvements as outlined below. There is no timeline associated with this project list, but the Church and School are currently raising money and are planning to move forward and implement Phase 1 and 2 in 2027 or 2028, assuming that the Conditional Use Permit is approved.

Description of Phases:

- 1) **Phase 1**
Demolish the former rectory & relocate playground
- 2) **Phase 2**
 - A) New two-story parish life center & dedicated drop-off
 - B) Renovate and expand church, connect parish life center, renovate and expand parking, add columbarium garden, address stormwater systems
- 3) **Phase 3**
Renovate ministry building and relocate preschool. Demolish the former pre-school building.
- 4) **Phase 4**
Expand admin. area of school building and add new exterior canopy
- 5) **Phase 5**
New two-story school gymnasium
- 6) **Phase 6**
Demolish former gymnasium and add new one-story middle school wing

Summary of Phases:

Phase	Existing SF	Demo SF	New SF	Total	Parking Ct
1	7,270 SF	7,270 SF	-	0 SF	325 (16)
2A & B	22,906 SF	2,006 SF	41,098 SF	61,998 SF	365 (17)
3	22,654 SF	6,739 SF	-	15,915 SF	374 (17)
4	42,180 SF	-	1,500 SF	43,680 SF	374 (17)
5	-	-	29,050 SF	29,050 SF	374 (17)
6	<u>14,425 SF</u>	<u>14,425 SF</u>	<u>21,104 SF</u>	<u>21,104 SF</u>	<u>374 (17)</u>
TOTAL	109,435 SF	- 30,440 SF	+ 92,752 SF	= 171,747 SF	374 sp. w/ 17 H/C sp.

Conditional Use Analysis – Place of Worship in an RE zoning classification.

1. *The use is allowed as a Conditional Use in the respective zoning district (see Div. 7.2).*

Place of Worship is an allowed use with a Conditional Use Permit in RE zoning per Div. 7.2 Allowed Use Table in the Sandy Springs Development Code.

2. *The use complies with the applicable specific use standard listed in Article 7. if any, without the granting of any Variance.*
 - a. *All buildings and use areas/structures other than parking and pedestrian walkways must be located at least 100 feet from any Protected Neighborhood.*

All new buildings and use areas will be located at least 100' from any Protected Neighborhood. There are existing buildings and use areas that fall within 100' of Protected Neighborhoods that we do not plan on changing or removing.

- b. *Parking areas must not be located within 50 feet of any Protected Neighborhood.*

All new parking areas will be located at least 50' from any Protected Neighborhood. There are existing parking areas that fall within 50' of Protected Neighborhoods that we do not plan on changing or removing.

- c. *Any associated day care centers, private schools, recreational fields or other uses requiring a conditional use permit are allowed only under a separately approved conditional use permit for each use.*

The church has a Pre-K program that was approved as a Conditional Use by Fulton County (U88-74). There are no plans to change the approved Conditional Use Permit that permits the Church to have a PreK program.

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

St. Jude the Apostle Catholic Church has existed in this neighborhood since 1960, prior to most of the neighborhood that now surrounds the church campus. Most of the existing buildings on campus will remain with major alterations to add square footage and improve the overall campus aesthetic. Building heights will basically remain the same with exception of a bell tower that may be added to the new front façade of the Church. Hours of operation and operating characteristics will remain the same.

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

There should be no adverse impacts, as St. Jude the Apostle Catholic Church has existed in this neighborhood since 1960 and no use change is being proposed.

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.*

St. Jude the Apostle Catholic Church has existed in this neighborhood since 1960 and no use change is being proposed. There will be no impact on the City of Sandy Springs or the surrounding neighborhood based on the requested Conditional Use Permit. The uses will not change from what they have been for the past 65 years.

Conditional Use Analysis – School, private (K-12) in an RE zoning classification.

1. *The use is allowed as a Conditional Use in the respective zoning district (see Div. 7.2).*

School, private (K-12) is an allowed use with a Conditional Use Permit in RE zoning per Div. 7.2 Allowed Use Table in the Sandy Springs Development Code.

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

- a. *Minimum lot area is 1 acre.*

The existing parcel is 16.32 acres.

- b. *Building and refuse areas must not be located within 100 feet of a Protected Neighborhood.*

All new buildings will be located at least 100' from any Protected Neighborhood. There is an existing school building that falls within 100' of a Protected Neighborhood (it is approx. 50' from the property line). The master plan calls for the removal of the school building once the addition of phase 5 is completed. The existing refuse area is within 100' of a Protected Neighborhood (approx. 60' from the property line). The plan is to maintain that location but add new dumpster enclosures around that area. A variance may be required in order to have the refuse area continue to remain inside that 100' area.

- c. *Active outdoor recreation areas must not be located within 100 feet of any Protected Neighborhood.*

The existing outdoor playfield is within 100 feet of the Protected Neighborhood (approx. 30' from the property line). The playfield has been in this location for over 50 years. There are no plans to reduce the size of the playfield, and there have not been any complaints from the neighborhood due to the location of the playfield. The plan is to relocate the exterior playground equipment to an area inside the existing playfield boundaries so they do not encroach any closer to the property line than the current playfield. A variance may be required in order to have the outdoor recreation area continue to remain inside that 100' area.

- d. *Day care facilities in association with the school do not require a separate conditional use permit.*

The school has a Pre-K program associated with the school and will contain to maintain that program.

- e. *Parking areas must not be located within 50 feet of any Protected Neighborhood.*

There are existing parking areas that fall within 50' of Protected Neighborhoods that we do not plan on changing or removing. We do not intend to add additional parking that encroaches any further on the setbacks. A variance may be required in order to have the parking areas continue to remain inside that 50' area.

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

All vehicular drop-off and turn-around will occur on-site so that vehicles will re-enter the public streets in a forward manner. The on-site campus drives will be altered to create two-way traffic connecting the two main parking lots in lieu of the current one-way drive that exists, which will reduce the number of cars that use the public streets to navigate around the campus currently.

- g. *Permitted curb cut access must not be from a local street.*

The existing curb cuts to access St. Jude the Apostle Catholic School are located on Glenridge Drive and Spalding Drive, which are both designated as collector streets. There are no plans to add curb cuts on local streets.

- h. *Off-site stadium:*

- I. *Vehicular access is prohibited from a local street.*

The school does not have an off-site stadium and there are no plans to have an on-site or off-site stadium in the future. Therefore, there will not be any vehicular access from a local street for a stadium.

- II. *A minimum 200-foot buffer and minimum 10-foot improvement setback must be provided along all property lines adjacent to a street right-of-way or residential district.*

The school does not have an off-site stadium and there are no plans to have an on-site or off-site stadium in the future.

- III. *The hours of operation are limited to 6:00 am and 11:00 pm adjacent to a street right-of-way or residential district.*

The school does not have an off-site stadium and there are no plans to have an on-site or off-site stadium in the future.

- IV. *A 100-foot setback along any public right-of-way is required for all structures and activities.*

The school does not have an off-site stadium and there are no plans to have an on-site or off-site stadium in the future.

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

St. Jude the Apostle Catholic School has existed in this neighborhood since 1960, prior to most of the neighborhood that now surrounds the school campus. Most of the existing buildings on campus will remain with major alterations to add square footage and improve the overall campus aesthetic. Building heights will basically remain the same. Hours of operation and operating characteristics will remain the same.

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

There should be no adverse impacts, as St. Jude the Apostle Catholic School has existed in this neighborhood since 1960 and no use change is being proposed.

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.*

St. Jude the Apostle Catholic School has existed in this neighborhood since 1960 and no use change is being proposed. There will be no impact on the City of Sandy Springs or the surrounding neighborhood based on the requested Conditional Use Permit. The uses will not change from what they have been for the past 65 years.



SANDY SPRINGS
COMMUNITY DEVELOPMENT

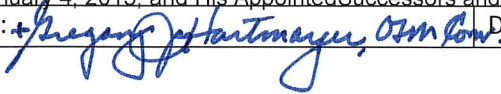
DISCLOSURE OF CONTRIBUTION FORM

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:
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: Archbishop Gregory J. Hartmayer, Archbishop of the Archdiocese of Atlanta, as Trustee of the AoA Parish Real Estate Trust dated January 4, 2013, and His Appointed Successors and/or Administrators in Office
Signature:  Date: 5/18/2026

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



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:

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: Michael P. Boland, RA - Managing Partner of Smith Boland Architects
Signature:  Date: 05.19.2026

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

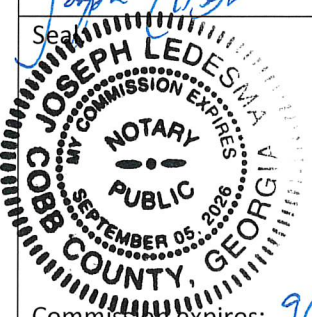


SANDY SPRINGS

COMMUNITY DEVELOPMENT

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: Archbishop Gregory J. Hartmayer, Archbishop of the Archdiocese of Atlanta, as Trustee of the AoA Parish Real Estate Trust dated January 4, 2013, and His Appointed Successors and/or Administrators in Office	Sworn and subscribed before me this
Address: 2401 Lake Park Dr. SE	18 th day of May 20 26
City, State, Zip Code: Smyrna, GA 30080	Notary public: Joseph J. Ledesma
Email address: ctrevathan@archatl.com	
Phone number: 404-920-7800	
Owner's signature: + Gregory J. Hartmayer, OSM Conv.	
Commission expires: 9/05/2026	

B. If the Applicant is *not* the 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
Company name:	
Address:	_____ th day of _____ 20 _____
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
Applicant's signature:	
Commission expires:	

AUTHORIZATION FORM – PART II



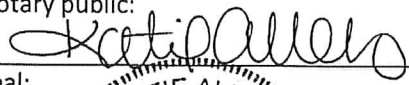
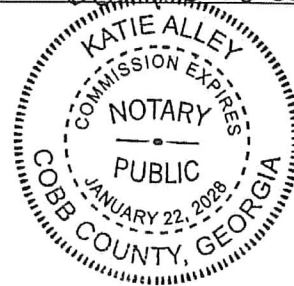
SANDY SPRINGS

COMMUNITY DEVELOPMENT

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:	Michael P. Boland, RA
Company:	Smith Boland Architects
Address:	531 Roselane St. NW, Suite 310
City, State, Zip Code:	Marietta, GA 30060
Email address:	michael@smithboland.com
Phone number:	404.513.2712
Agent's signature:	
Applicant's signature:	

Sworn and subscribed before me this
15 th day of May 2026
Notary public:

Seal:

Commission expires:
1-22-28

GENERAL NOTES

- FIELD SURVEY WAS COMPLETED ON 03/06/2023.
- OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: THE AOA PARISH REAL ESTATE TRUST, COUNTY DEED LOT AREA 717,583 SF, 16.473 ACRES, DEED BOOK 53783 PAGE 35, TAX MAP PARCEL ID# 17 0033 LL0345.
- TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
- SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 131210153F WITH AN EFFECTIVE DATE OF 09/15/2013 FOR COMMUNITY NUMBER 130669, CITY OF SANDY SPRINGS, GEORGIA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
- THIS SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT). PER FULTON COUNTY ZONING REGULATIONS SECTION 4.30, ACCESSED 02/15/2023, (NO ZONING REPORT PROVIDED)
- NO VISIBLE EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
- THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
- SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
- THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

UTILITY NOTE

SOURCE INFORMATION FROM PLANS AND MARKINGS ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION BUT ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

UNDERGROUND UTILITIES LOCATED BY GROUNDHAWK UTILITY DETECTION, LLC 355 ONETA STREET STE. 0200 ATHENS, GA 30601

UTILITY PROVIDERS:

AT&T
ATLANTA GAS LIGHT
GA POWER
ATHENS CLARKE COUNTY WATER & SEWER

REFERENCES

DB 53783 PG 35
2002 SITE SURVEY BY W.K. DICKSON

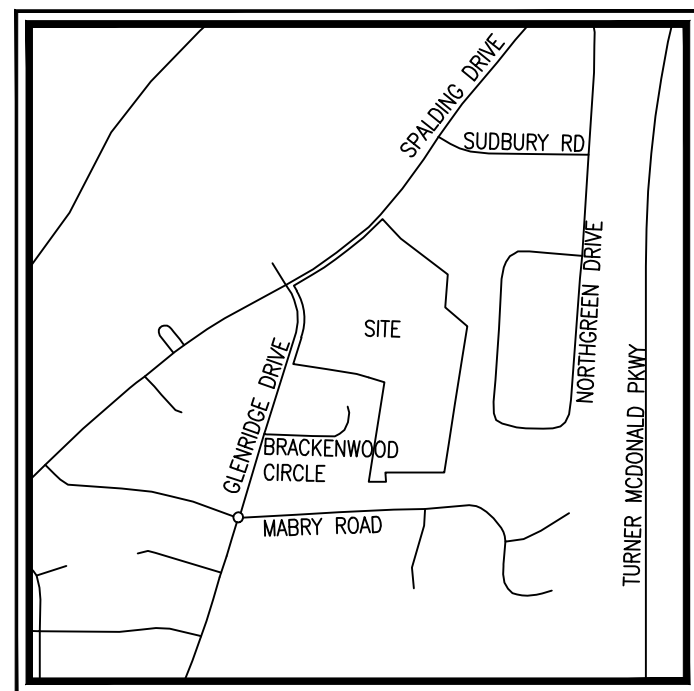
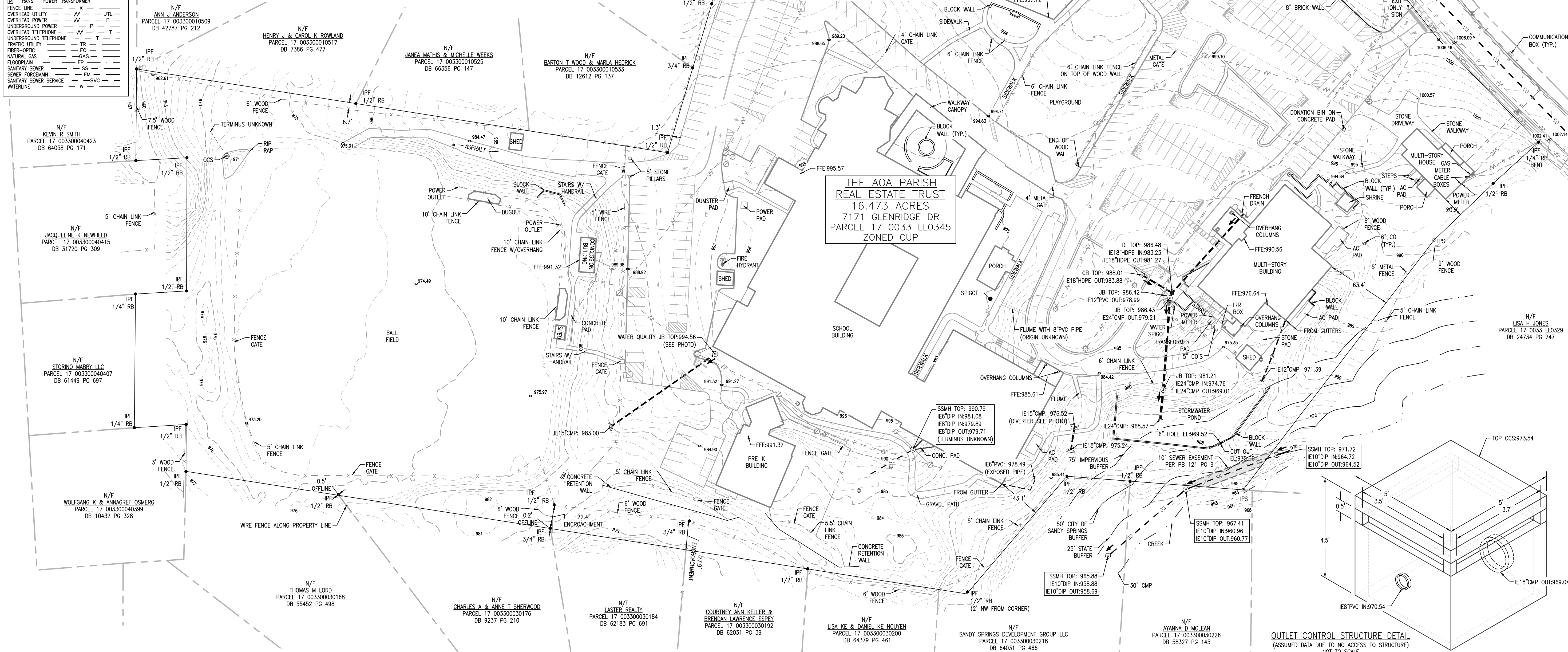
SURVEY LEGEND

- B.S.L. - BUILDING SETBACK LINE
C.M.P. - CORRUGATED METAL PIPE
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DIP - DUCTILE IRON PIPE
FDC - FIRE DEPARTMENT CONNECTION
FES - FLARED END SECTION (STORM)
FTE - FINISHED FLOOR ELEVATION
G - GRATE INLET
HOPE - HIGH DENSITY POLYETHYLENE
HSE - INVERT ELEVATION
OCS - OUTLET CONTROL STRUCTURE
P - PLAT BOOK
PTP - POWER TELEPHONE POLE
RCP - REINFORCED CONCRETE PIPE
SSE - SANITARY SEWER EASEMENT
CMF - CONCRETE MONUMENT FOUND
IPF - IRON PIN FOUND
IPF - IRON PIN SET
OTF - OPEN TOP PIPE
POC - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY
TPOB - TRUE POINT OF BEGINNING
TYP - TYPICAL
● - PROPERTY CORNER FOUND
● - PROPERTY CORNER
CMF - CONCRETE MONUMENT FOUND
ELEVATION BENCHMARK
DELTA (SURVEY CONTROL)
AR - AIR CONDITIONING UNIT
CB - CATCHBASIN
CO - CLEANOUT
FO - FIBER OPTIC (MARKER)
FH - FIRE HYDRANT
GAS VALVE
GAS METER
GAS MARKER
GUY WIRE/ANCHOR
HW - HEADWALL
JB - JUNCTION BOX
LP - LIGHT POLE
MH - MANHOLE
SSMH - SANITARY SEWER MANHOLE
TFED - TELEPHONE PEDISTAL
WI - WIRE INLET
WM - WATER METER
WV - WATER VALVE
UTL - UTILITY POLE
UTL - TRANSMISSION UTILITY POLE
TRANS - POWER TRANSFORMER
FENCE LINE
OVERHEAD UTILITY
OVERHEAD POWER
UNDERGROUND POWER
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
TWPIC - TRAFFIC LIGHT
FIBER-OPTIC
NATURAL GAS
FLOODPLAIN
SANITARY SEWER
SEWER FORCEMAIN
SANITARY SEWER SERVICE
WATERLINE

DIVERTER WALL



WATER QUALITY JUNCTION BOX



VICINITY MAP
NOT TO SCALE



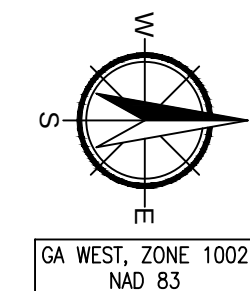
**W&A
ENGINEERING**
A Better Communities Collaborative Company

ATHENS • ATLANTA • AUGUSTA
BIRMINGHAM • NASHVILLE
355 Oneta St., Ste D100
Athens, GA 30601

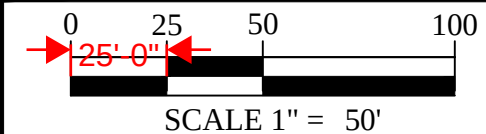
706.310.0400

INFO@WAENGINEERING.COM
WWW.WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.



GA WEST, ZONE 1002
NAD 83



TOPOGRAPHIC AND UTILITY SURVEY FOR:

SAINT JUDE CHURCH AND SCHOOL

7171 GLENRIDGE DRIVE, SANDY SPRINGS, GA 30328
FULTON COUNTY
LAND LOT 33, 17TH DISTRICT

DATE: 03/14/2023

REVISIONS

07/26/2023-Utility Update

08/17/2023-Topo Update

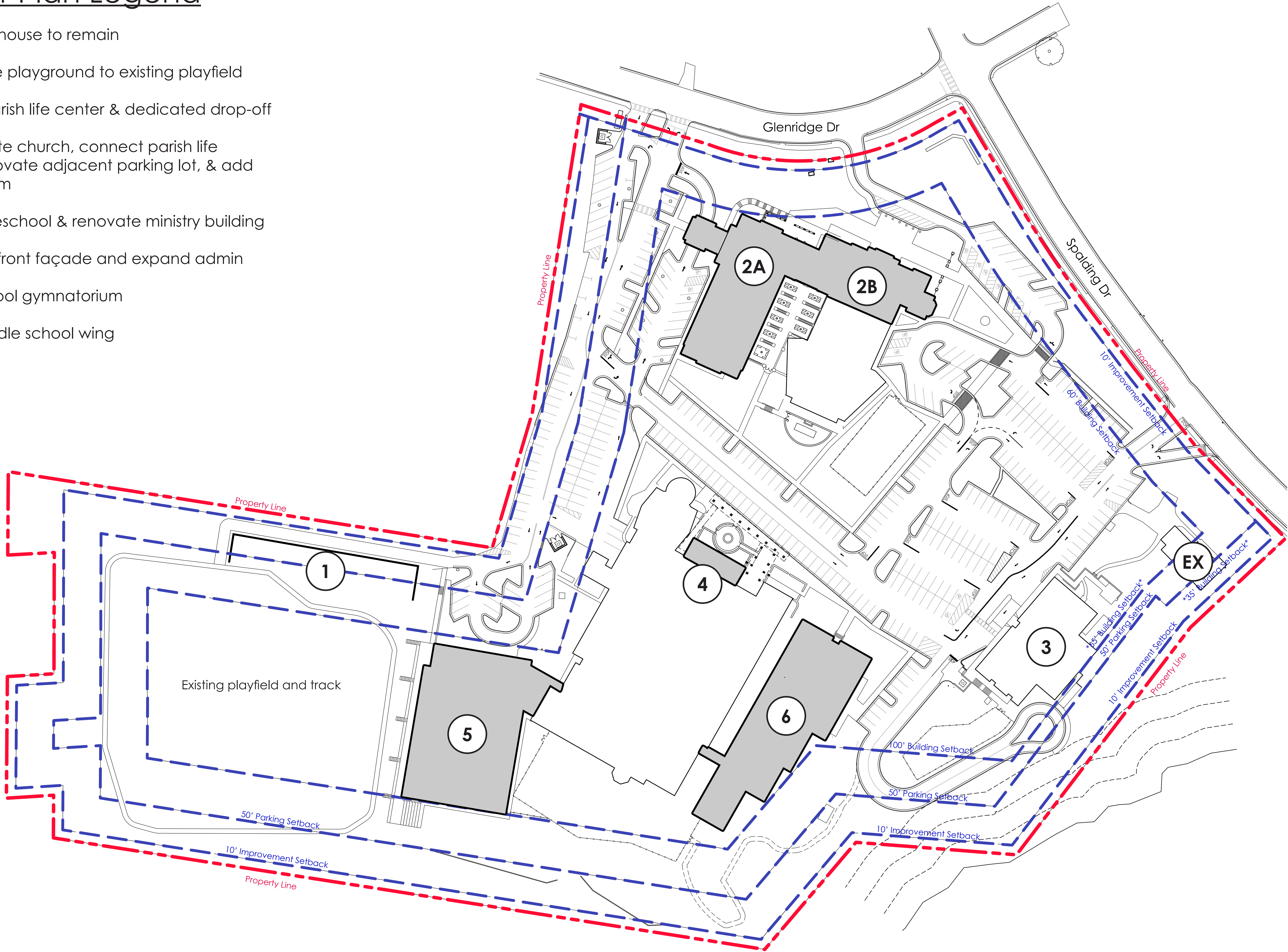
JOB NUMBER: 230046

DRAFTED BY: AE

REVIEWED BY: AC

Master Plan Legend

- EX) Existing house to remain
- 1) Relocate playground to existing playfield
- 2A) New parish life center & dedicated drop-off
- 2B) Renovate church, connect parish life center, renovate adjacent parking lot, & add columbarium
- 3) Move preschool & renovate ministry building
- 4) Improve front façade and expand admin
- 5) New school gymnasium
- 6) New middle school wing



Building setbacks have been adjusted per Board of Commissioners case # 2002U 9009, 2002U 0010, & 2002VC 0025 FCN Glenridge Dr

ARCHITECT
smith•boland
ARCHITECTS
531 ROSELANE STREET, SUITE 310
MARIETTA, GEORGIA 30060
OFFICE 770.435.3800
CELL 770.435.3801
FAX 770.435.3802
WWW.SMITHBOLAND.COM

SEAL

NOT FOR CONSTRUCTION

CONSULTANT

1

MASTER PLAN FOR:
**ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL**
7171 GLENRIDGE DRIVE ATLANTA, GEORGIA, 30328

DRAWINGS PUBLISHED

COPYRIGHT © 2025 BY SMITH BOLAND ARCHITECTS, LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL
PROJECT 17002
PHASE

SHEET TITLE
**CONCEPT SITE
PLAN**

SHEET
C001

MEMORANDUM

To: Mr. Michael Boland, **Smith Boland Architects**

From: Winnie Gobbel, P.E., PTOE, *Kimley-Horn and Associates*
John D. Walker, P.E., PTOE, *Kimley-Horn and Associates*

Date: July 30, 2026

RE: ***St. Jude the Apostle Catholic Church & Parish/Private School – Turn Lane
Determination Memorandum
City of Sandy Springs, Fulton County, Georgia***

Kimley-Horn is pleased to provide this memorandum evaluating whether left-turn and/or right-turn lanes along Glenridge Drive and Spalding Drive are warranted based on the future traffic conditions associated with the proposed *St. Jude the Apostle Catholic Church & Parish/Private School* redevelopment. While no traffic count data was collected, this memo does provide our traffic engineering judgment on existing traffic volumes and proposed site access.

PROJECT OVERVIEW

The site currently consists of a church, ministry hall, parish/private school, and day care. As currently envisioned, the development is proposed to renovate the existing campus as well as add 30 additional parking spaces. It is currently understood that the number of students and members of the church will remain the same, and the existing land use will not change. Existing access to the development is provided at four (4) locations: one full-movement driveway and one exit-only driveway along Glenridge Drive and one enter-only driveway and one exit-only driveway along Spalding Drive. With the proposed renovation, the driveway configuration will change to three (3) locations: one full-movement driveway (A) and one enter-only driveway (B) along Glenridge Drive, and one full-movement driveway (C) along Spalding Drive. The current site plan is available in **Appendix B**.

The purpose of the traffic memo is to evaluate whether left-turn and/or right-turn lanes along Glenridge Drive and Spalding Drive are needed. The analysis will be based on GDOT standards and references to the *City of Sandy Springs Municipal Code* by evaluating estimated trip distributions and projected traffic volumes at the proposed site driveways.

Per methodology meeting on June 18, 2026, this memorandum focuses on school traffic only, as peak church traffic occurs on the weekend.

A project site location map is illustrated on **Figure 1**. A project site aerial is shown on **Figure 2**.

EXISTING TRAFFIC CONDITIONS

Spalding Drive is a two-lane, undivided major collector roadway (per GDOT classification) with a posted speed limit of 35 mph. Spalding Drive has a posted speed limit of 25 mph in the vicinity of the site during school pick-up and drop-off hours, which are between the hours of 7:15 am – 7:50 am, 8:30 am – 9:00 am, 12:30 pm – 1:00 pm, and 3:10 pm – 3:25 pm. The total road width is 22 feet. There are no GDOT count stations along this roadway in the vicinity of the site. Although there are no GDOT count stations, it is assumed that the ADT is less than 8,000 vehicles based on the limited number of commercial developments along the roadway and nearby alternative routes with similar connectivity.

Glenridge Drive is a two-lane, undivided local roadway (per GDOT classification) with a posted speed limit of 25 mph. The total road width is 22 feet. GDOT count station 121-7226, located approximately 0.90 miles south of the site, indicated an Annual Average Daily Traffic (AADT) of 2,180 vehicles per day in 2024.

TRIP GENERATION, TRIP DISTRIBUTION, AND TRIP ASSIGNMENT

Traffic for the existing development was calculated using equations contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, 2025. The trip generation was calculated assuming 225 students attending the K-5 Parish/Private School (Land Use 530), 100 students attending the 6-8 Parish/Private School (Land Use 530), and 60 students attending the Day Care Center (Land Use 565). **Table 1** summarizes the trip generation for the existing development.

Table 1: Project Trip Generation Summary (Existing Development)								
ITE Land Use	ITE Code	Density	Daily Traffic		AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
Private School (K-8)	530	225 Students (K-5)	462	462	117	92	27	32
		100 Students (6-8)	206	206	39	31	12	14
Day Care Center	565	60 Students	112	112	25	23	23	26
Total Trips			780	780	181	146	62	72

Note: No reductions for mixed-use, alternative mode, or pass-by were assumed.

The directional distribution and assignment of the existing project trips with the proposed new site layout was based on a review of land uses and population densities in the area. After discussion with the school, it is understood that Driveway A will primarily be used by those dropping off students to the 6-8 Parish/Private School and Driveway C will primarily be used by those dropping off students to the K-5 Parish/Private School as well as the Day Care Center. Driveway B is primarily used for access to the church, which is not included in this analysis. **Table 2** and **Figure 3** show the trip distribution for the proposed *St. Jude the Apostle Catholic Church & School* redevelopment. Worksheets for the trip generation can be found in **Appendix A**.

Table 2: Trip Distribution Entering Site Driveways					
ITE Code	ITE Land Use	Glenridge Drive		Spalding Drive	
		Northbound	Southbound	Eastbound	Westbound
Driveway A					
530	Private School (K-5)	0%	0%		
	Private School (6-8)	40%	60%		
565	Day Care Center	0%	0%		
Driveway B					
530	Private School (K-5)	0%	0%		
	Private School (6-8)	0%	0%		
565	Day Care Center	0%	0%		
Driveway C					
530	Private School (K-5)			65%	35%
	Private School (6-8)			0%	0%
565	Day Care Center			65%	35%

Based on the trip generation from **Table 1** and the anticipated trip distribution shown in **Table 2** and **Figure 3**, **Figure 4**, and **Figure 5**, net new project trips were assigned to the study roadway network. **Figure 6** illustrates the Projected Project Trips for the AM and PM peak hours, which were used within the analysis.

CITY OF SANDY SPRINGS TURN LANE WARRANTS

The City of Sandy Springs provides guidance on when turn lanes are warranted based on the [City of Sandy Springs Municipal Code](#) (Section 3.B.8). The City of Sandy Springs provides guidance on the minimum volumes requiring the construction of turn lanes, and the thresholds are provided for guidance and informational purposes. Per the *City of Sandy Springs Municipal Code*, for roadways with a posted speed limit of 35 MPH and above, a right-turn lane must be constructed if either the average daily traffic (ADT) or right turning volumes meet or exceed the values shown in **Table 3** for right-turns. The *City of Sandy Springs Municipal Code* does not provide right-turn lane guidance for roadways with a posted speed limit below 35 MPH. Per the *GDOT Regulations for Driveway and Encroachment Control*, for roadways with a posted speed limit below 35 MPH, a right-turn lane must be constructed if the right turning volumes meet or exceed the values shown in **Table 3** for right-turns.

Table 3: Minimum Entering Volumes Requiring Right-Turn Lanes			
Warrant Category & Jurisdiction	2 Lanes on Main Road		
	< 35 MPH	35-40 MPH	> 40 MPH
	GDOT	Sandy Springs	Sandy Springs
Main Roadway ADT	< 6,000	8,000	4,000
Daily Right Turning Volume	200 RTV/day	150 RTV/day	75 RTV/day
Peak Hour Right Turning Volume	-	15 RTV/hour	7 RTV/hour

Per the *City of Sandy Springs Municipal Code*, a left-turn lane must be constructed if either the average daily traffic (ADT) or left turning volumes meet or exceed values shown in **Table 4** for left-turns. The *City of Sandy Spring Municipal Code* does not provide left-turn guidance for roadways with a posted speed limit below 35 MPH. Per the *GDOT Regulations for Driveway and Encroachment Control*, for roadways with a posted speed limit below 35 MPH, a left-turn lane must be constructed if the left turning volumes meet or exceed the values shown in **Table 4** for left turns.

Table 4: Minimum Entering Volumes Requiring Left-Turn Lanes			
Warrant Category & Jurisdiction	2 Lanes on Main Road		
	< 35 MPH	35-40 MPH	> 40 MPH
	GDOT	Sandy Springs	Sandy Springs
Main Roadway ADT	< 6,000	6,000	4,000
Daily Left Turning Volume	300 LTV/day	300 LTV/day	200 LTV/day
Peak Hour Left Turning Volume	-	30 LTV/hour	20 LTV/hour

For Spalding Drive, which is a two-lane road with a posted speed limit of 35 MPH, Sandy Springs turn lane warrants apply. With an assumed ADT of less than 8,000 vehicles per day, respectively, a right-turn lane is needed if there are at least 150 right-turning vehicles per day or 15 right-turning vehicles during the peak hour and a left-turn lane is needed if there are at least 300 left-turning vehicles per day, or 30 left-turning vehicles during the peak hour.

For Glenridge Drive, which is a two-lane road with a posted speed limit of 25 MPH, GDOT turn lane warrants apply. With an ADT of less than 6,000 vehicles per day, a right-turn lane is needed if there are at least 200 right-turning vehicles per day, and a left-turn lane is needed if there are at least 300 left-turning vehicles per day.

ASSESSMENT FOR A TURN LANE

Based on the gross trips for daily traffic provided in **Table 1**, the expected number of turning movements at the site driveways were analyzed. **Table 5** summarizes the expected number of daily right-turns and left-turns at Site Driveways A, B, and C. Additionally, **Table 6** summarizes the expected number of peak hour right-turns and left-turns at Site Driveway C, per the additional guidance from the *City of Sandy Springs Municipal Code* regarding peak hour left turning volume warrants for roadways that are marked 35-40 MPH.

Table 5: Assessment for Turn Lanes 24-Hour Volumes (Vehicles/Day)			
	Site Driveway A	Site Driveway B	Site Driveway C
Right-Turn Lane			
Projected Number of Turning Movements	82	0	375
Minimum Required for Turn Lane	200 (GDOT)	200 (GDOT)	150 (Sandy Springs)
Turn Lane Warranted?	x	x	✓
Left-Turn Lane			
Projected Number of Turning Movements	123		200
Minimum Required for Turn Lane	300 (GDOT)		300 (Sandy Springs)
Turn Lane Warranted?	x		x

Table 6: Assessment for Turn Lanes Peak Hour Volumes (Vehicles/Hour)	
	Site Driveway C
Right-Turn Lane	
Projected Number of Turning Movements	92
Minimum Required for Turn Lane	15 (Sandy Springs)
Turn Lane Warranted?	✓
Left-Turn Lane	
Projected Number of Turning Movements	50
Minimum Required for Turn Lane	30 (Sandy Springs)
Turn Lane Warranted?	✓

Based on the projected daily traffic volumes, a right-turn lane is warranted at Site Driveway C along Spalding Drive (based on the *City of Sandy Springs Municipal Code*). No other left or right turn lanes are warranted at Site Driveway A or Site Driveway B based on the daily volumes.

Based on the projected peak-hour volumes, a right-turn and a left-turn lane are warranted at Site Driveway C along Spalding Drive (based on the *City of Sandy Springs Municipal Code*). No other left or right turn lanes are warranted at Site Driveway A or Site Driveway B based on the peak-hour volumes.

For roadways with a posted speed limit above 35 MPH, the *City of Sandy Springs Municipal Code* recommends that the left-turn lane along Spalding Drive should have at least 115 feet of full-width storage and at least 50 feet of taper. The right-turn lane along Spalding Drive should have at least 100 feet of full-width storage and at least 50 feet of taper.

CONCLUSION AND RECOMMENDATIONS

The proposed *St. Jude the Apostle Catholic Church & Parish/Private School* redevelopment is located along Spalding Drive and Glenridge Drive, north of Abernathy Road in the City of Sandy Springs, Fulton County, Georgia. As is currently envisioned, the development is proposed to renovate the existing campus as well as add 30 additional parking spaces. It is currently understood that the number of students and members of the church will remain the same, and the existing land use will not change. Existing access to the development is provided at four (4) locations: one full-movement driveway and one exit-only driveway along Glenridge Drive and one enter-only driveway and one exit-only driveway along Spalding Drive. With the proposed renovation, the driveway configuration will change to three (3) locations: one full-movement driveway (A) and one enter-only driveway (B) along Glenridge Drive and one full-movement driveway (C) along Spalding Drive.

The purpose of the traffic memo is to determine whether left-turn lanes and/or right-turn lanes along Glenridge Drive and Spalding Drive are needed based on the proposed reconfiguration of the site driveways associated with the proposed future site activity. Using project trip generation and estimated Average Daily Traffic (ADT) volumes, a turn lane determination was performed. GDOT turn lane warrant thresholds were used for the analysis of Driveway A and Driveway B. The *City of Sandy Springs Municipal Code* was used for the analysis of Driveway C. The determination was based on the projected daily traffic volumes, peak hour volume, *City of Sandy Springs Municipal Code*, GDOT turn lane warrant thresholds, engineering judgment, and precedence of the existing roadway.

A right-turn lane at Driveway C is warranted for both the daily and peak hour warrants under the *City of Sandy Springs Municipal Code* (using both daily and peak hour conditions); however, construction of the right-turn lane might not be practical due to cost and the character of the existing roadway. We recommend further coordination with the city.

A left turn lane is warranted at Driveway C based on peak hour conditions but not based on daily traffic volumes (using the *Sandy Springs Municipal Code*). With mixed results, combined with the character of the roadway, driver expectancy, major impacts of the left-turn lane, and constraints with right-of-way, a left turn lane is not recommended. Additionally, it is understood that the parish/private school will utilize both the entrance/exit on Glenridge Drive as well as Spalding Drive for carpool traffic in order to reduce the amount of traffic entering and exiting the two public streets at one time.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Winnie Gobl
Project Engi



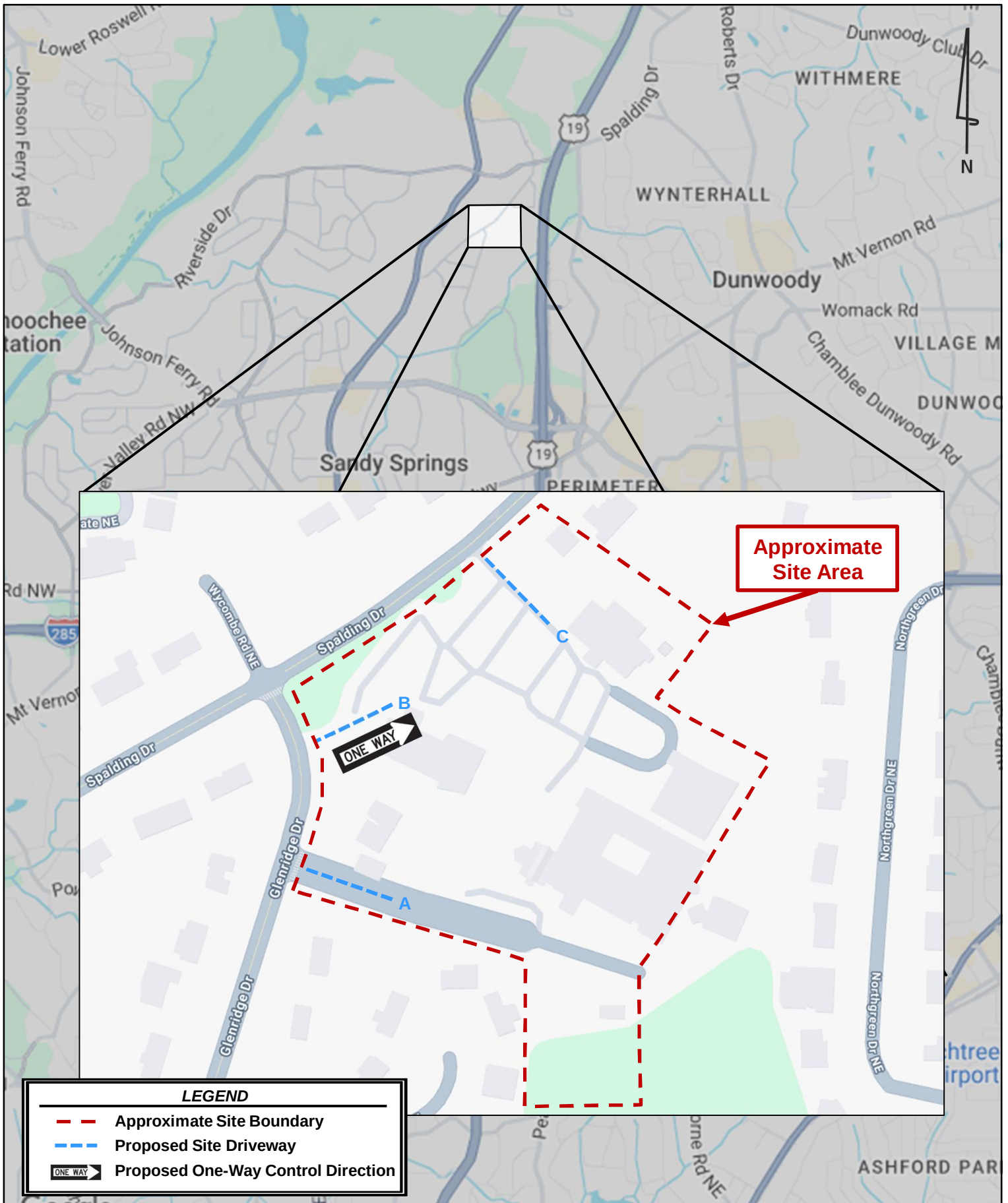
07/30/2026



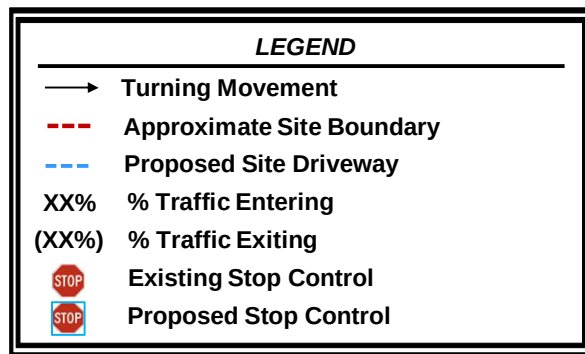
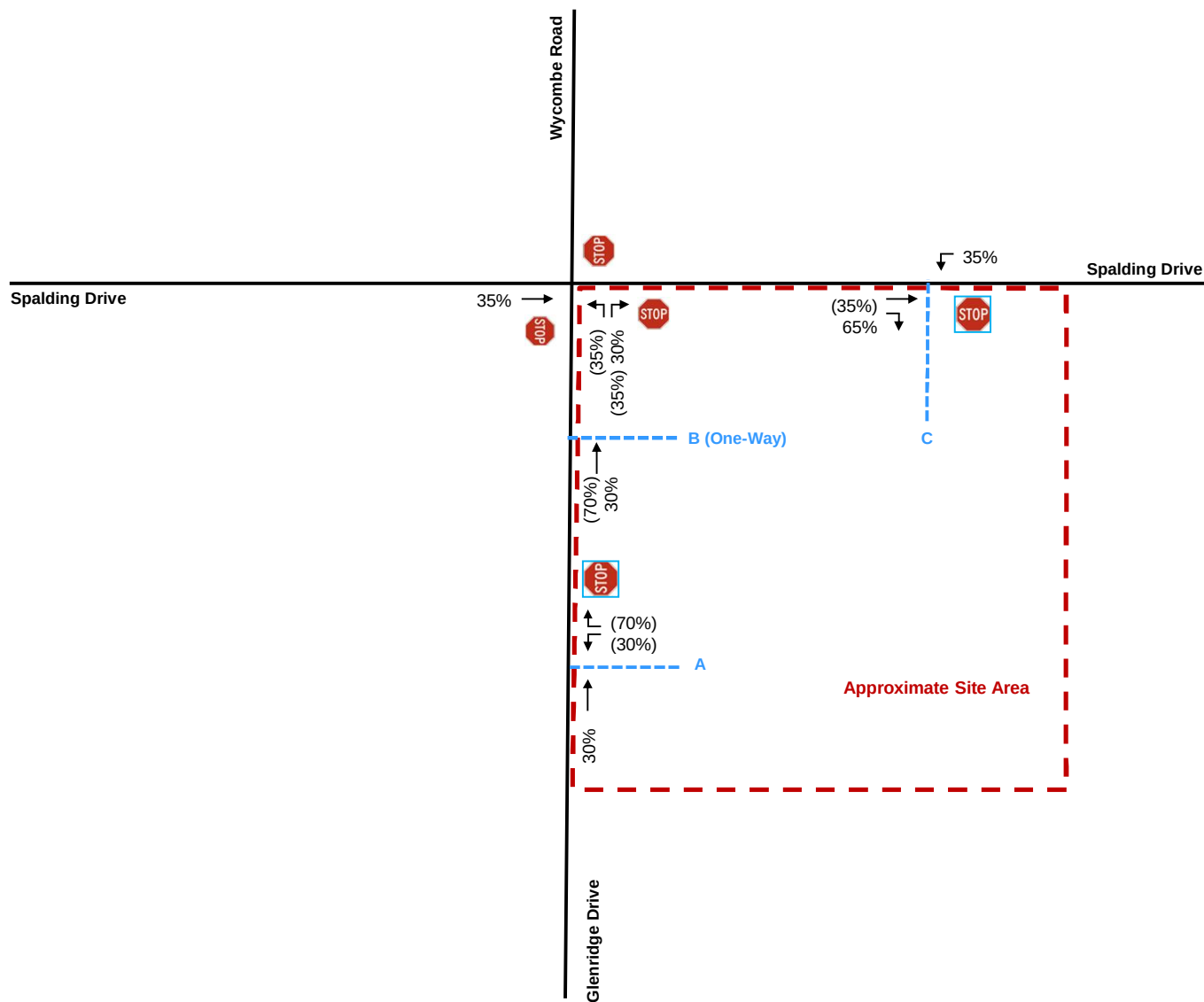
John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate

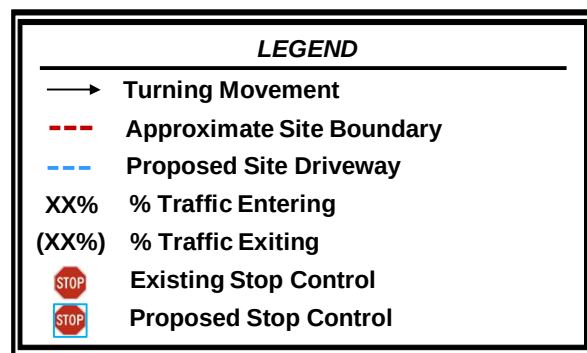
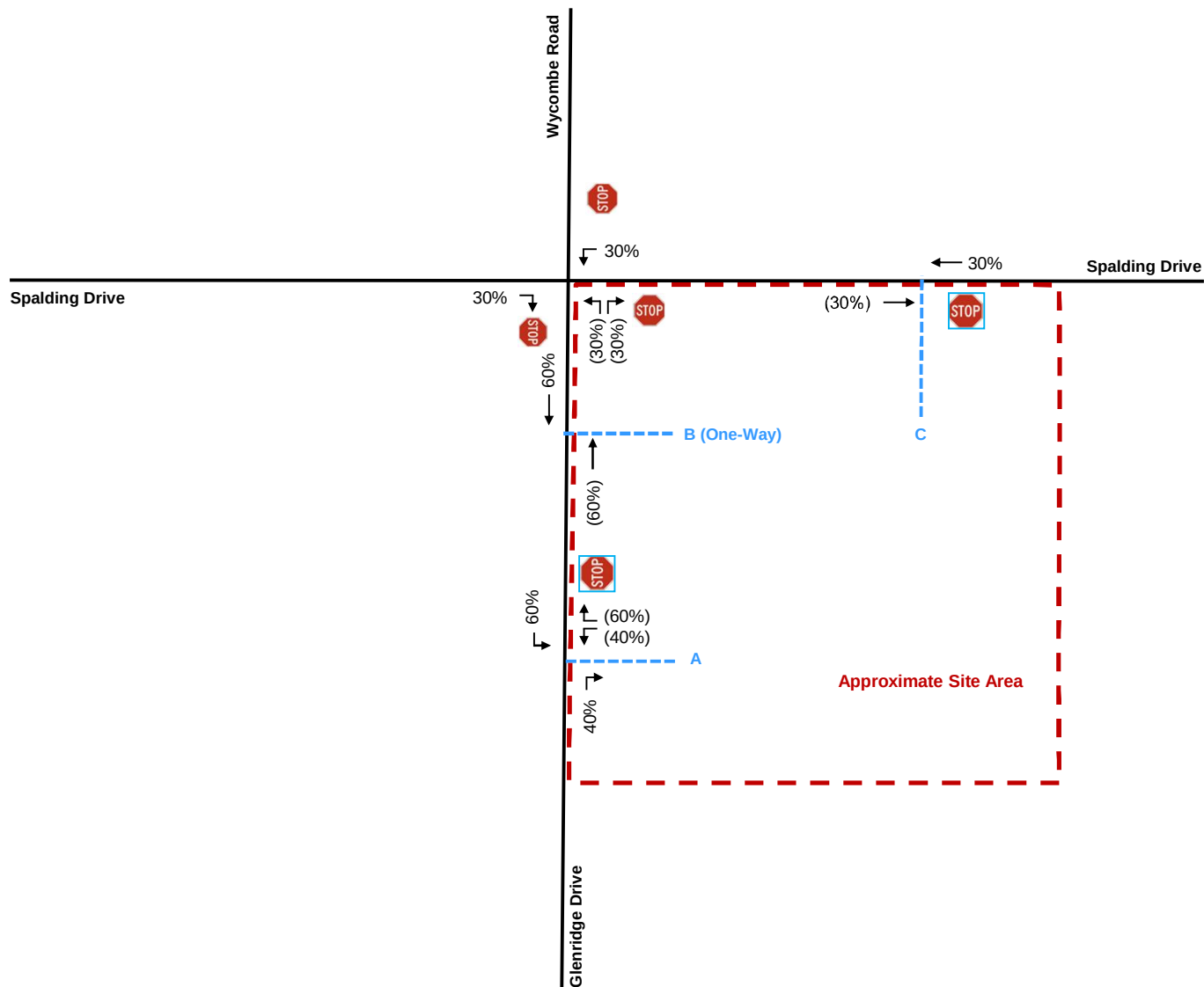
Attachments:

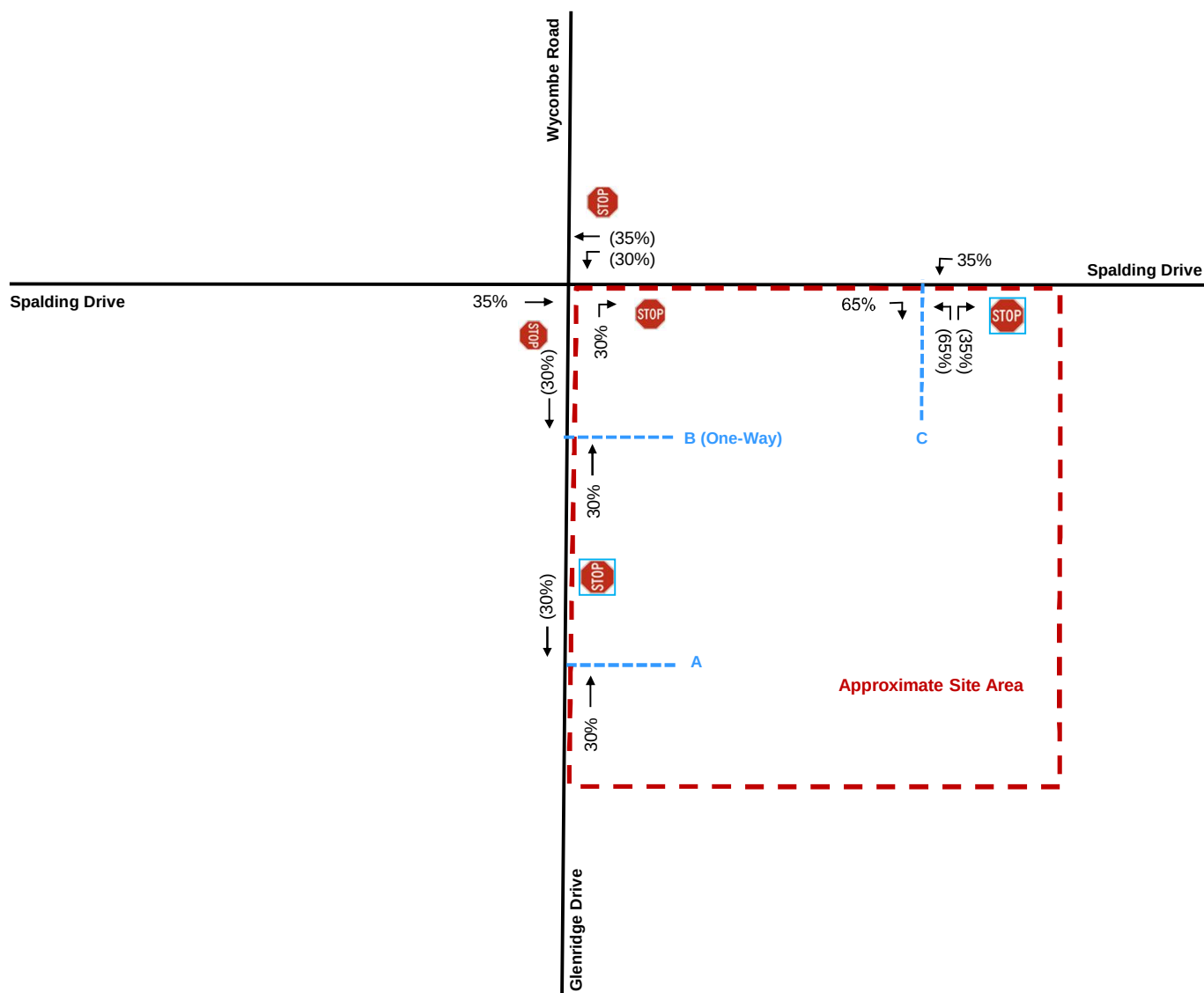
- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Figure 3: K-5 Parish/private School Trip Distribution & Assignment
- Figure 4: 6-8 Parish/private School Trip Distribution & Assignment
- Figure 5: Day Care Trip Distribution & Assignment
- Figure 6: Project Trips
- Appendix A: Trip Generation Worksheets
- Appendix B: Conceptual Site Plan

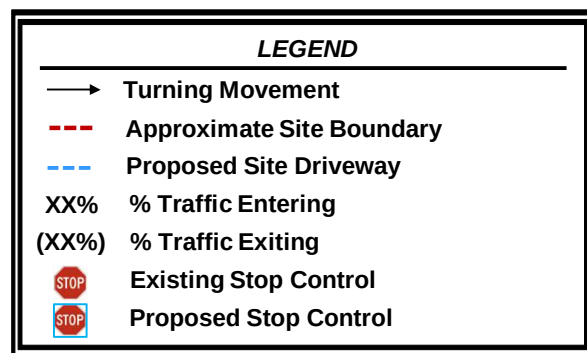
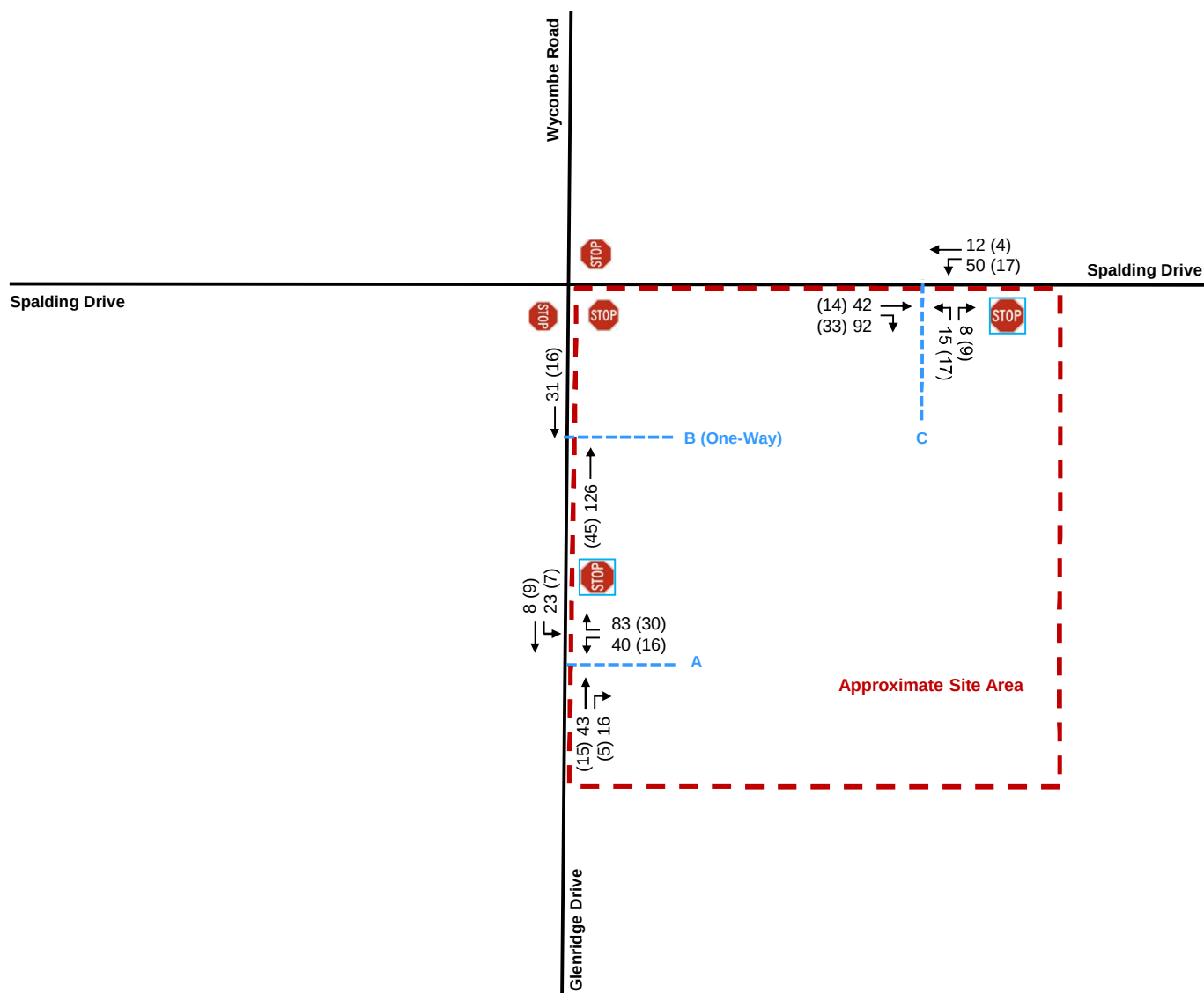












Appendix A: Trip Generation Worksheets

Trip Generation Analysis (12th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)
St. Jude the Apostle Church & Parish/Private School Turn Lane Determination Memo
City of Sandy Springs, Georgia

Land Use		Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>									
530	Parish/Private School (K-5)	225 students	924	209	117	92	59	27	32
530	Parish/Private School (6-8)	100 students	412	70	39	31	26	12	14
565	Day Care Center	60 students	224	48	25	23	49	23	26
Gross Trips			1,560	327	181	146	134	62	72
Day Care Center Trips			224	48	25	23	49	23	26
Mixed-Use Reductions			0	0	0	0	0	0	0
Alternative Mode Reductions			0	0	0	0	0	0	0
Pass By Reductions (Based on ITE Rates)			0	0	0	0	0	0	0
Adjusted Day Care Center Trips			224	48	25	23	49	23	26
Parish/Private School (K-5) Trips			924	209	117	92	59	27	32
Mixed-Use Reductions			0	0	0	0	0	0	0
Alternative Mode Reductions			0	0	0	0	0	0	0
Pass By Reductions (Based on ITE Rates)			0	0	0	0	0	0	0
Adjusted Parish/Private School (K-5) Trips			924	209	117	92	59	27	32
Parish/Private School (6-8) Trips			412	70	39	31	26	12	14
Mixed-Use Reductions			0	0	0	0	0	0	0
Alternative Mode Reductions			0	0	0	0	0	0	0
Adjusted Parish/Private School (6-8) Trips			412	70	39	31	26	12	14
Mixed-Use Reductions - TOTAL			0	0	0	0	0	0	0
Alternative Mode Reductions - TOTAL			0	0	0	0	0	0	0
Pass-By Reductions - TOTAL			0	0	0	0	0	0	0
New Trips			1,560	327	181	146	134	62	72
Driveway Volumes			1,560	327	181	146	134	62	72

INTERSECTION VOLUME DEVELOPMENT

Intersection #1: Glenridge Drive / Wycombe Road @ Spalding Drive AM PEAK HOUR

Description	Glenridge Drive <u>Northbound</u>			Wycombe Road <u>Southbound</u>			Spalding Drive <u>Eastbound</u>			Spalding Drive <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Project Trips												
Trip Distribution IN			30%					35%				
Trip Distribution OUT										30%	35%	
Day Care Trips	0	0	8	0	0	0	0	9	0	7	8	0
Trip Distribution IN			30%					35%				
Trip Distribution OUT	35%		35%									
K-5 Parish Private School Trips	32	0	67	0	0	0	0	41	0	0	0	0
Trip Distribution IN									30%	30%		
Trip Distribution OUT	30%		30%									
6-8 Parish/Private School Trips	9	0	9	0	0	0	0	0	12	12	0	0
Project Trips Balance	1	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	42	0	84	0	0	0	0	50	12	19	8	0

PM PEAK HOUR

Description	Glenridge Drive <u>Northbound</u>			Wycombe Road <u>Southbound</u>			Spalding Drive <u>Eastbound</u>			Spalding Drive <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Project Trips												
Trip Distribution IN			30%					35%				
Trip Distribution OUT										30%	35%	
Day Care Trips	0	0	7	0	0	0	0	8	0	8	9	0
Trip Distribution IN			30%					35%				
Trip Distribution OUT	35%		35%									
K-5 Parish/Private School Trips	11	0	19	0	0	0	0	9	0	0	0	0
Trip Distribution IN									30%	30%		
Trip Distribution OUT	30%		30%									
6-8 Parish/Private School Trips	4	0	4	0	0	0	0	0	4	4	0	0
Project Trips Balance	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	15	0	30	0	0	0	0	17	4	12	9	0

INTERSECTION VOLUME DEVELOPMENT

Intersection #1: Glenridge Drive @ Site Driveway A AM PEAK HOUR

Description	Glenridge Drive <u>Northbound</u>			Glenridge Drive <u>Southbound</u>			<u>Eastbound</u>			Site Driveway A <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Project Trips												
Trip Distribution IN		30%										
Trip Distribution OUT					30%							
Day Care Trips	0	8	0	0	7	0	0	0	0	0	0	0
Trip Distribution IN		30%										
Trip Distribution OUT										30%		70%
K-5 Parish Private School Trips	0	35	0	0	0	0	0	0	0	28	0	64
Trip Distribution IN			40%	60%								
Trip Distribution OUT										40%		60%
6-8 Parish/Private School Trips	0	0	16	23	0	0	0	0	0	12	0	19
Project Trips Balance	0	0	0	0	1	0	0	0	0	0	0	0
Total Project Trips	0	43	16	23	8	0	0	0	0	40	0	83

PM PEAK HOUR

Description	Glenridge Drive <u>Northbound</u>			Glenridge Drive <u>Southbound</u>			<u>Eastbound</u>			Site Driveway A <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Project Trips												
Trip Distribution IN		30%										
Trip Distribution OUT					30%							
Day Care Trips	0	7	0	0	8	0	0	0	0	0	0	0
Trip Distribution IN		30%										
Trip Distribution OUT										30%		70%
K-5 Parish/Private School Trips	0	8	0	0	0	0	0	0	0	10	0	22
Trip Distribution IN			40%	60%								
Trip Distribution OUT										40%		60%
6-8 Parish/Private School Trips	0	0	5	7	0	0	0	0	0	6	0	8
Project Trips Balance	0	0	0	0	1	0	0	0	0	0	0	0
Total Project Trips	0	15	5	7	9	0	0	0	0	16	0	30

INTERSECTION VOLUME DEVELOPMENT

Intersection #2: Glenridge Drive @ Site Driveway B AM PEAK HOUR

Description	Glenridge Drive <u>Northbound</u>			Glenridge Drive <u>Southbound</u>			<u>Eastbound</u>			Site Driveway B <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Project Trips												
Trip Distribution IN		30%										
Trip Distribution OUT					30%							
Day Care Trips	0	8	0	0	7	0	0	0	0	0	0	0
Trip Distribution IN		30%										
Trip Distribution OUT		70%										
K-5 Parish Private School Trips	0	99	0	0	0	0	0	0	0	0	0	0
Trip Distribution IN					60%							
Trip Distribution OUT		60%										
6-8 Parish/Private School Trips	0	19	0	0	23	0	0	0	0	0	0	0
Project Trips Balance	0	0	0	0	1	0	0	0	0	0	0	0
Total Project Trips	0	126	0	0	31	0	0	0	0	0	0	0

PM PEAK HOUR

Description	Glenridge Drive <u>Northbound</u>			Glenridge Drive <u>Southbound</u>			<u>Eastbound</u>			Site Driveway B <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Project Trips												
Trip Distribution IN		30%										
Trip Distribution OUT					30%							
Day Care Trips	0	7	0	0	8	0	0	0	0	0	0	0
Trip Distribution IN		30%										
Trip Distribution OUT		70%										
K-5 Parish/Private School Trips	0	30	0	0	0	0	0	0	0	0	0	0
Trip Distribution IN					60%							
Trip Distribution OUT		60%										
6-8 Parish/Private School Trips	0	8	0	0	7	0	0	0	0	0	0	0
Project Trips Balance	0	0	0	0	1	0	0	0	0	0	0	0
Total Project Trips	0	45	0	0	16	0	0	0	0	0	0	0

INTERSECTION VOLUME DEVELOPMENT

Intersection #3: Site Driveway C @ Spalding Drive AM PEAK HOUR

Description	Site Driveway C <u>Northbound</u>			<u>Southbound</u>			Spalding Drive <u>Eastbound</u>			Spalding Drive <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Project Trips												
Trip Distribution IN									65%	35%		
Trip Distribution OUT	65%		35%									
Day Care Trips	15	0	8	0	0	0	0	0	16	9	0	0
Trip Distribution IN									65%	35%		
Trip Distribution OUT								35%				
K-5 Parish Private School Trips	0	0	0	0	0	0	0	32	76	41	0	0
Trip Distribution IN											30%	
Trip Distribution OUT								30%				
6-8 Parish/Private School Trips	0	0	0	0	0	0	0	9	0	0	12	0
Project Trips Balance	0	0	0	0	0	0	0	1	0	0	0	0
Total Project Trips	15	0	8	0	0	0	0	42	92	50	12	0

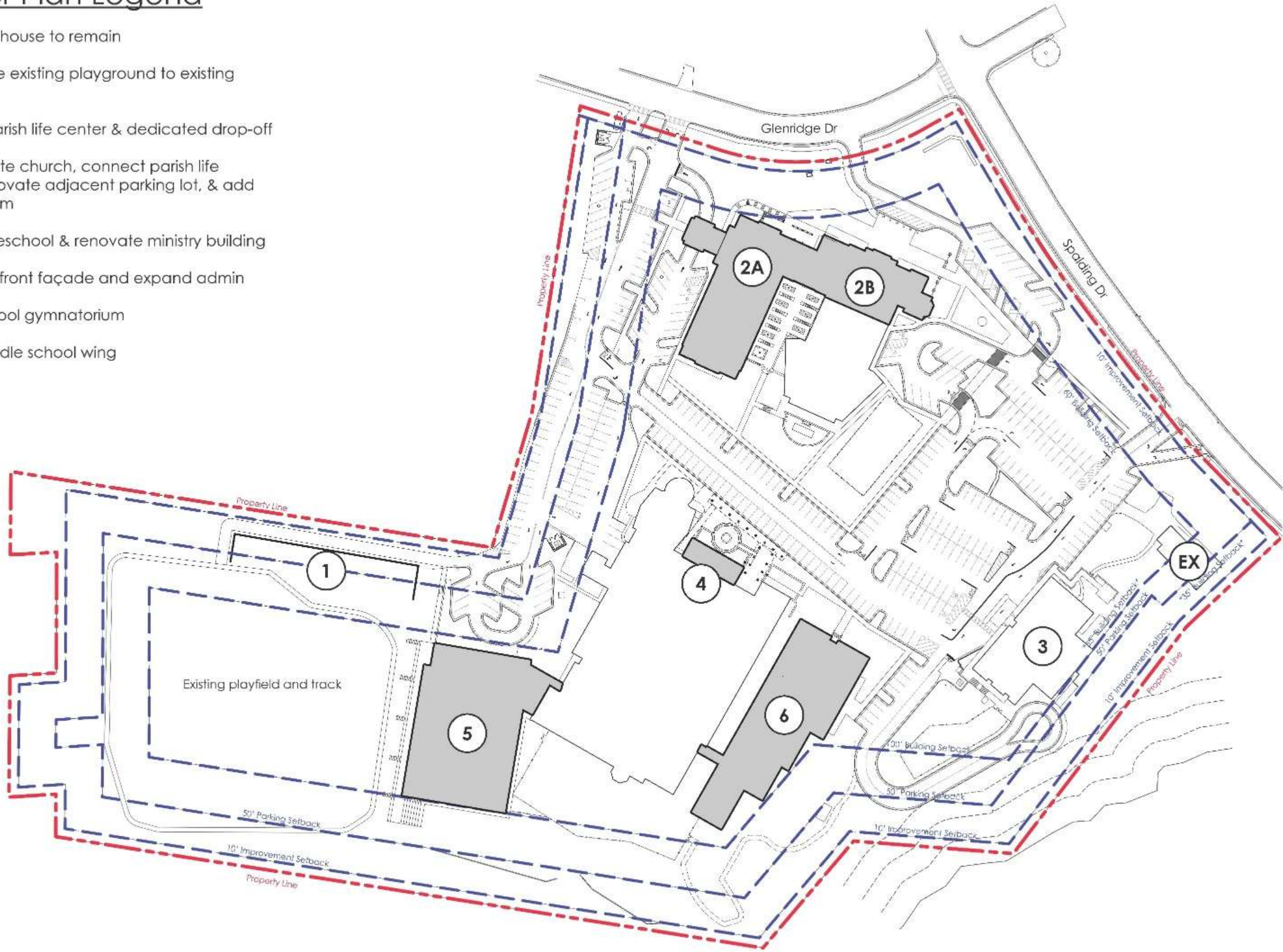
PM PEAK HOUR

Description	Site Driveway C <u>Northbound</u>			<u>Southbound</u>			Spalding Drive <u>Eastbound</u>			Spalding Drive <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Project Trips												
Trip Distribution IN									65%	35%		
Trip Distribution OUT	65%		35%									
Day Care Trips	17	0	9	0	0	0	0	0	15	8	0	0
Trip Distribution IN									65%	35%		
Trip Distribution OUT								35%				
K-5 Parish/Private School Trips	0	0	0	0	0	0	0	11	18	9	0	0
Trip Distribution IN											30%	
Trip Distribution OUT								30%				
6-8 Parish/Private School Trips	0	0	0	0	0	0	0	4	0	0	4	0
Project Trips Balance	0	0	0	0	0	0	0	-1	0	0	0	0
Total Project Trips	17	0	9	0	0	0	0	14	33	17	4	0

Appendix B: Conceptual Site Plan

Master Plan Legend

- EX) Existing house to remain
- 1) Relocate existing playground to existing playfield
- 2A) New parish life center & dedicated drop-off
- 2B) Renovate church, connect parish life center, renovate adjacent parking lot, & add columbarium
- 3) Move preschool & renovate ministry building
- 4) Improve front façade and expand admin
- 5) New school gymnasium
- 6) New middle school wing



Building setbacks have been adjusted per Board of Commissioners case # 2002U 9009, 2002U 0010, & 2002VC 0025 FCN Glenridge Dr

smith•boland
ARCHITECTS
2000 W. BENTLEY BLVD. SUITE 310
MARIETTA, GEORGIA 30060
OFFICE 770.435.3282
FAX 770.435.3283
WWW.SMITHBOLAND.COM

NOT FOR
CONSTRUCTION

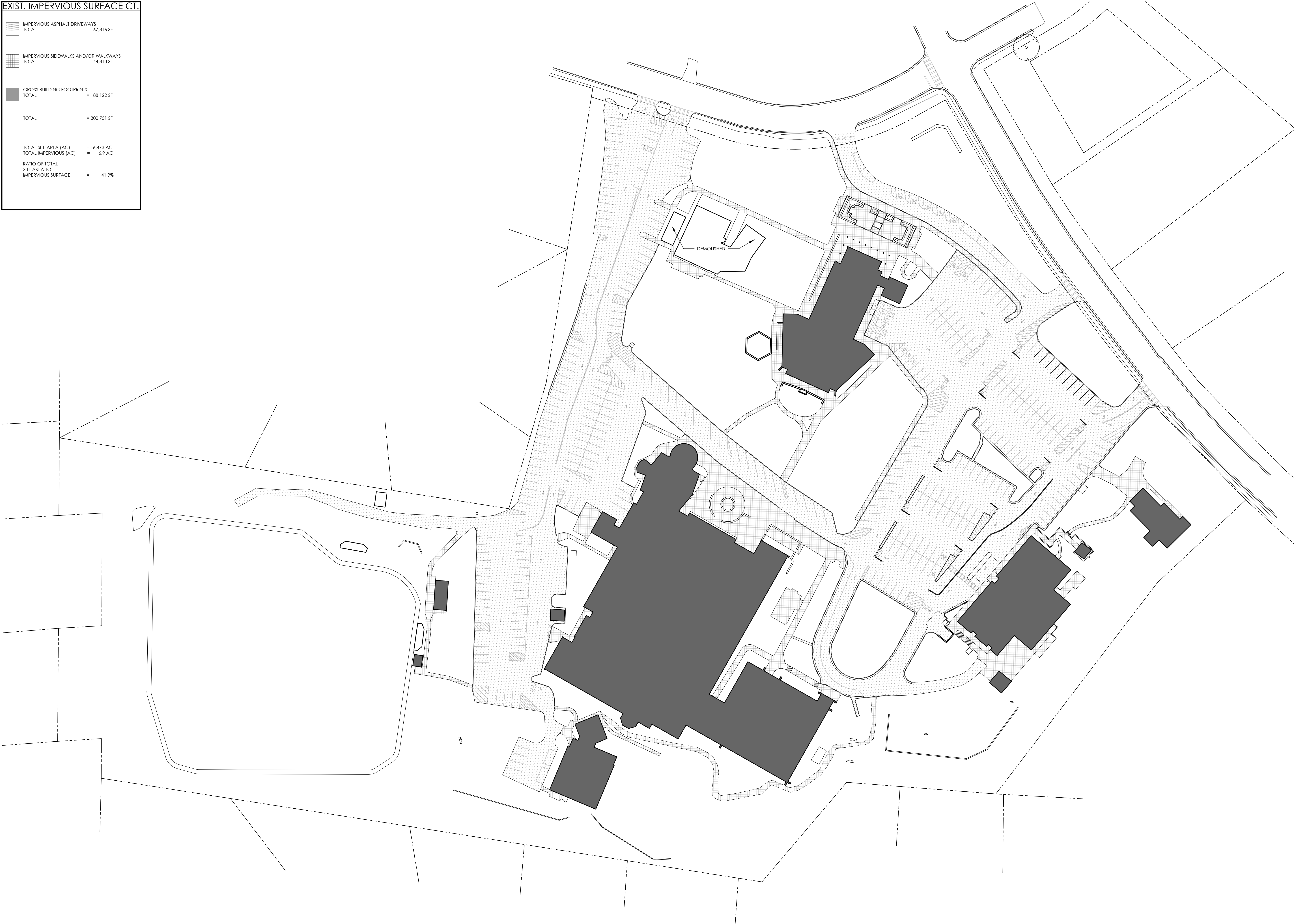
MASTER PLAN FOR:
**ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL**
235 GLENRIDGE PARKWAY, GLENRIDGE, GA 30142

CONCEPT SITE
PLAN

C001

EXIST. IMPERVIOUS SURFACE CT.

	IMPERVIOUS ASPHALT DRIVEWAYS	
	TOTAL	= 167,816 SF
	IMPERVIOUS SIDEWALKS AND/OR WALKWAYS	
	TOTAL	= 44,813 SF
	GROSS BUILDING FOOTPRINTS	
	TOTAL	= 88,122 SF
	TOTAL	= 300,751 SF
	TOTAL SITE AREA (AC)	= 16.473 AC
	TOTAL IMPERVIOUS (AC)	= 6.9 AC
	RATIO OF TOTAL SITE AREA TO IMPERVIOUS SURFACE	= 41.9%



ARCHITECT

smith•boland
ARCHITECTS

531 ROSELANE STREET, SUITE 310
MARIETTA, GEORGIA 30060
OFFICE 770.435.3880
FAX 770.435.3881
WWW.SMITHBOLAND.COM

SEAL

NOT FOR CONSTRUCTION

CONSULTANT

MASTER PLAN FOR:
**ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL**
7171 GLENRIDGE DRIVE, ATLANTA, GEORGIA, 30328

DRAWINGS PUBLISHED

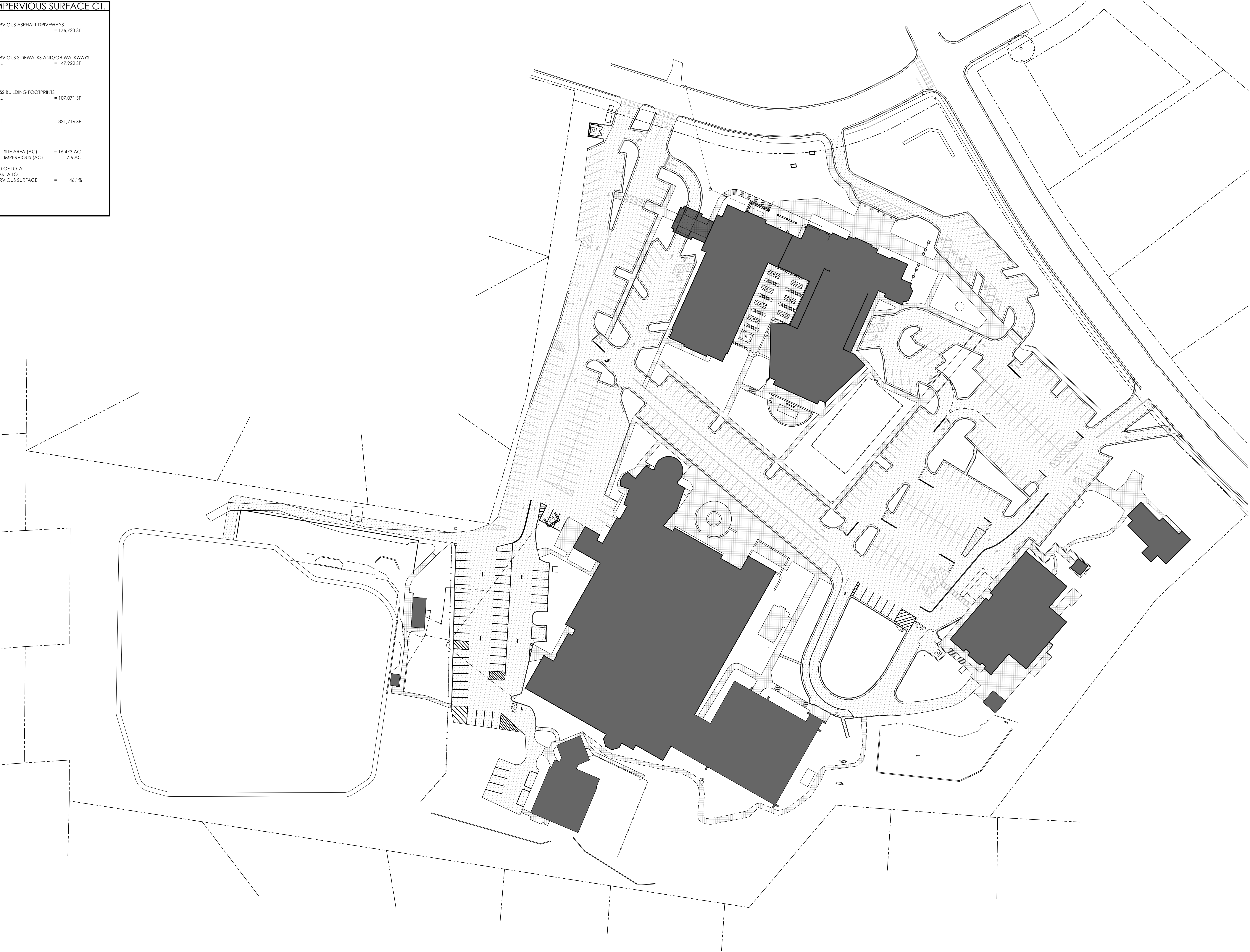
© COPYRIGHT © 2023 BY SMITH BOLAND ARCHITECTS, LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

ST. JUDE THE APOSTLE CATHOLIC CHURCH & SCHOOL
PROJECT 17002
PHASE —

SHEET TITLE
**EXISTING
IMPERVIOUS
SURFACES**

SHEET
XSP01

NEW IMPERVIOUS SURFACE CT.	
	IMPERVIOUS ASPHALT DRIVEWAYS
TOTAL	= 176,723 SF
	IMPERVIOUS SIDEWALKS AND/OR WALKWAYS
TOTAL	= 47,922 SF
	GROSS BUILDING FOOTPRINTS
TOTAL	= 107,071 SF
TOTAL	= 331,716 SF
TOTAL SITE AREA (AC)	= 16.473 AC
TOTAL IMPERVIOUS (AC)	= 7.6 AC
RATIO OF TOTAL SITE AREA TO IMPERVIOUS SURFACE	= 46.1%



ARCHITECT

smith•boland
ARCHITECTS

531 ROSELANE STREET, SUITE 310
MARIETTA, GEORGIA 30060
OFFICE 770.435.3880
FAX 770.435.3881
WWW.SMITHBOLAND.COM

SEAL

NOT FOR CONSTRUCTION

CONSULTANT

MASTER PLAN FOR:
**ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL**
7171 GLENRIDGE DRIVE, ATLANTA, GEORGIA, 30328

DRAWINGS PUBLISHED

© COPYRIGHT © 2023 BY SMITH BOLAND ARCHITECTS, LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

ST. JUDE THE APOSTLE CATHOLIC CHURCH & SCHOOL
PROJECT 17002
PHASE —

SHEET TITLE
**PHASE 1
IMPERVIOUS
SURFACES**

SHEET
ASP01

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

Commissioner Fulton - "Sorry but the fact is that's the way it works sometimes. The alternative is that we take action on it and somebody goes to court. And don't really want that to happen."

Chairman Kenn - "Display the vote, please."

Lois Shell - "Charles. Vote, please."

Chairman Kenn - "Approved. Next zoning, please."

A motion was made by Chairman Kenn and seconded by Commissioner Fulton to hold for 60 days. The motion carried by a vote of 5-0-0. Vice Chair Webster and Commissioner Darnell did not vote.

02-0519 PETITION #2002U 0009 FCN, GLENRIDGE DRIVE -
APPLICATION OF ROMAN CATHOLIC ARCHDIOSESE OF
ATLANTA, SEEKS TWO USE PERMITS FOR EXPANSION OF
A CHURCH AND PRIVATE SCHOOL IN AN R-2
(RESIDENTIAL) ZONING CLASSIFICATION (APPROVED)

02-0520 PETITION #2002U 0020 FCN, GLENRIDGE DRIVE -
APPLICATION OF ROMAN CATHOLIC ARCHDIOSESE OF
ATLANTA, SEEKS TWO USE PERMITS FOR EXPANSION OF
A CHURCH AND PRIVATE SCHOOL IN AN R-2
(RESIDENTIAL) ZONING CLASSIFICATION (APPROVED)

&

02-0521 PETITION #2002VC0025 FCN, GLENRIDGE DRIVE -
APPLICATION OF ROMAN CATHOLIC ARCHDIOSESE OF
ATLANTA, SEEKS TWO USE PERMITS FOR EXPANSION OF
A CHURCH AND PRIVATE SCHOOL IN AN R-2
(RESIDENTIAL) ZONING CLASSIFICATION (APPROVED)

Ms. Lois Shell, Acting Clerk to the Commission,
presented the following letter from Inga Kennedy,
Chairman of the Fulton County Planning Commission:

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

02-0519
02-0520
02-0521

FULTON COUNTY COMMUNITY ZONING BOARD
(UNINCORPORATED)

STEVEN R. COVER, AICP, DIRECTOR

Inga Kennedy, Chairman
Roger Rupnow, Vice Chairman
Charles M. Hood, Jr.
Deanne E. Meningall
Dr. Ruth Hilson Pace
Zabeau Small
Clifford F. Smiley, Jr.



April 17, 2002

BOARD OF COMMISSIONERS
FULTON COUNTY
GEORGIA

CASE #: 2002U 0009, 2002U 0010 & 2002VC 0025 FCN GLENRIDGE DRIVE

APPLICATION OF ROMAN CATHOLIC ARCHDIOSESE OF ATLANTA, BY ST JUDE THE APOSTLE CATHOLIC CHURCH BY PAM BANNISTER, HISCUTT & ASSOCIATES ARCHITECTURE SEEKS TWO USE PERMITS FOR EXPANSION OF A CHURCH AND PRIVATE SCHOOL IN AN R-2 (RESIDENTIAL) ZONING CLASSIFICATION; ALSO SEEKS A TWO-PART CONCURRENT VARIANCE AS FOLLOWS:

- (1) REDUCE THE REQUIRED SETBACK FROM 100 FEET TO 65 FEET FOR THE LOCATION OF THE PROPOSED MULTI-PURPOSE BUILDING AND FROM 100 FEET TO 35 FEET FOR THE LOCATION OF THE EXISTING CONVENT. (ARTICLE 19.4.10.B.1);
- (2) REDUCE THE REQUIRED SETBACK FROM 100 FEET TO 65 FEET FOR THE LOCATION OF THE PROPOSED MULTI-PURPOSE BUILDING. (ARTICLE 19.4.40.B.3);

PROPERTY HAVING A FRONTAGE OF 428.76 FEET ON GLENRIDGE DRIVE(EAST SIDE), ALSO HAVING A FRONTAGE OF 578.98 FEET ON SPALDING DRIVE (SOUTHEAST SIDE); CONTAINING 16.32 ACRES AND BEING IN LAND LOT 33 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA
PROPOSED USE: CONVENT, MULTI-PURPOSE BUILDING, ART AND MUSIC BUILDING ADDITION AND CONCESSION BUILDING
=====

MATTHEW S. COLE
SMITH, GAMBRELL & RUSSELL, LLP.
1230 PEACHTREE STREET, SUITE 3100
ATLANTA, GA 30309

020519_0001.tif

PAGE: 2

THE FULTON COUNTY COMMUNITY ZONING BOARD, FOLLOWING FIFTEEN DAYS OF PUBLIC NOTICE, AS REQUIRED BY LAW, PRELIMINARY PUBLIC HEARING HELD TUESDAY, APRIL 16, 2002, 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: 03/27/02


INGA KENNEDY, CHAIRMAN

020519_0002.tif

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

Environment and Community Development Recommendation: For Approval.

Marian Eisenberg, Assistant Director, Environment and Community Development - "This is two use permits for the expansion of a church and a private school with a concurrent variance. Staff's recommendation is approval of all three petitions. The Community Zoning Board's recommendation is approval of all three petitions."

Chairman Kenn - "All right. Is there any opposition to this application? I'm going to close the public hearing. Sir, do you need to make a statement? Tom."

Commissioner Lowe - "Do you accept all the conditions set forth by the staff and the Planning Commission?"

Mr. Lance Clark, 5272 Wynterhall Drive - "Yes, sir, with one reservation regarding the traffic mitigation study. We're not increasing any of the uses. We're just dedicating --."

Commissioner Lowe - "Wait. Let's start again. Give us your name and address and then start telling us what -- Y'all, listen to this now."

Mr. Clark - "Lance Clark, Wynterhall Drive, representing St. Jude the Apostle Catholic Church. There was one -- I tried to get a hold of the traffic engineering department. There was one recommendation that we prepare a traffic mitigation study. But we're not increasing any traffic. We're just dedicating uses that are already there in their own space."

Commissioner Lowe - "Are y'all satisfied with that?"

Chairman Kenn - "D.C."

Commissioner Lowe - "Where is D.C.?"

Chairman Kenn - "He's over there on the right."

Mr. D.C. Maudlin, 1230 Peachtree Street - "Our intent was to ask for a mitigation plan not necessarily a traffic study. But we --."

Commissioner Lowe - "Well, I'll make my motion to approve based upon the concurrence of our traffic engineering department."

Chairman Kenn - "Second. Call the question."

Commissioner Lowe - "That gives you a chance to get anything you want. Thank you. Got to work for that."

Chairman Kenn - "Approved. Next item, please."

A motion was made by Commissioner Lowe and seconded by Chairman Kenn to approve as recommended and conditioned by Staff with recommendations of the traffic division. The motion carried by a vote of 5-0-0. Commissioners Darnell and Fulton did not vote.

There being no objection, Petitions 02U 0009, 02U 0010, and 02VC0025 were approved subject to the following Recommended Conditions and Legal Description:

PETITION No. 2002U -0009 NFC
2002U -0010 NFC
2002VC-0025 NFC

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved Use Permit for a Church (Article 19.4.10) CONDITIONAL and a Use Permit for a Private School (Article 19.4.15) CONDITIONAL 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 restrict the use of the property as follows:

- a. Church, school, and accessory uses at a maximum density of 6,206.07 gross square feet per acre zoned or a total of 101,283 square feet, whichever is less. (2002U -0009 NFC-Church; 2002U -0020 NFC-School)
- b. Limit the number of fixed seats in the church's largest assembly area to 700. (96U-031 NFC)
- c. Limit the number of students in the private school to 525. (96U-032 NFC)
- d. Comply with the Use Permits for day care, pursuant to 96U-033 NFC, and recreational fields, pursuant to 96U-034 NFC.

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 April 2, 2002.* The 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 2 exit/entrances on Glenridge Drive. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.
- b. Number, location, and alignment of exit/entrances on Spalding Drive are subject to the approval of the Fulton County Traffic Engineer.
- c. Allow shared parking as provided by Article 18.2.2 of the Zoning Resolution.
- d. Reduce the required setback from 100 feet to 65 feet for the location of the proposed multi-purpose building and from 100 feet to 35 feet for the location of the existing convent. (2002VC-0025 NFC, Part 1)
- e. Reduce the required setback from 100 feet to 65 feet for the location of the proposed multi-purpose building. (2002VC-0025 NFC, Part 2)

4.

To the owner's agreement to abide by the following requirements, dedication and improvements:

- a. 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 Spalding Drive.
- b. 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 as required

by the Fulton County Traffic Engineer.

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. To contact the Public Works Department, Water Service Division, prior to the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, 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. Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the Department of Public Works, Surface Water Section, a project Storm Water Concept Plan. This concept plan shall be preliminary drawing describing (but not limited to) the proposed location of 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; the discharge path(s) from facilities/BMP's outlet through the downstream drainage system offsite to the

appropriate receiving conveyance system downstream and any potential surface water implications.

- g. 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 detail engineering analysis and specifications of BMP's shall be included as a part of the LDP storm water submittal.
- h. The developer/engineer is responsible to demonstrate to the County by engineering analysis at the Land Disturbance Permit application that the discharge rate and velocity of the stormwater runoff leaving the site shall be restrained to 75 percent of the pre-development conditions for the 1-year storm up to and including the 10-year storm frequency event.
- 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 stormwater management facility shall mimic pre-development sheet flow conditions and shall as a minimum utilize a level spreader as described in "Fulton County Stormwater Management Storm Drainage Design and Criteria Manual, December 2000".

FEB-22-02 FRI 04:47 PM W.K. DICKSON - ATL

FAX NO. 7709550338

P. 02

LEGAL DESCRIPTION

Overall Property

All that tract or parcel of land lying and being in Land Lot 16, District 17th, Fulton County, Georgia, and being more particularly described as follows.

Beginning at a point located at the intersection of the southerly right of way of Spalding Drive (having a 50 foot right of way) and the easterly right of way of Glenridge Drive (having a 70 foot right of way); Thence along the southerly right of way of Spalding Drive the following calls and distances North 59 degrees 13 minutes 27 seconds East for a distance of 113.01 feet to a point; Thence along a curve to the left having a radius of 1236.86 and an arc length of 142.35 feet, being subtended by a chord of North 55 degrees 55 minutes 39 seconds East for a distance of 142.27 feet to a point; Thence North 52 degrees 37 minutes 51 seconds East for a distance of 79.10 feet to a point; Thence North 51 degrees 25 minutes 29 seconds East for a distance of 104.63 feet to a 1" crimp top pipe found; Thence North 45 degrees 29 minutes 36 seconds East for a distance of 139.97 feet to a 1/4" rebar found; Thence leaving said right of way South 42 degrees 28 minutes 44 seconds East for a distance of 59.69 feet to a 1/4" rebar found; Thence South 44 degrees 10 minutes 36 seconds East for a distance of 79.90 feet to a 1/4" rebar found; Thence South 52 degrees 54 minutes 59 seconds East for a distance of 306.77 feet to a 1/4" rebar set; Thence South 04 degrees 08 minutes 45 seconds West for a distance of 172.56 feet to a 1/4" rebar found; Thence South 49 degrees 54 minutes 41 seconds East for a distance of 150.75 feet to a 1/4" rebar set; Thence South 08 degrees 38 minutes 37 seconds West for a distance of 771.17 feet to a 1/4" rebar set; Thence South 89 degrees 50 minutes 26 seconds West for a distance of 45.14 feet to a 1/4" rebar found; Thence South 89 degrees 50 minutes 26 seconds West for a distance of 130.21 feet to a 1/4" rebar found; Thence South 89 degrees 50 minutes 06 seconds West for a distance of 129.98 feet to a 1/4" rebar found; Thence South 02 degrees 47 minutes 04 seconds East for a distance of 49.91 feet to a 1/4" rebar found; Thence North 89 degrees 49 minutes 01 seconds West for a distance of 88.79 feet to a 1/4" rebar found; Thence North 08 degrees 38 minutes 56 seconds East for a distance of 524.52 feet to a 1/4" rebar found; Thence North 73 degrees 46 minutes 25 seconds West for a distance of 151.42 feet to a 5/8" rebar found; Thence North 81 degrees 21 minutes 41 seconds West for a distance of 333.90 feet to a 1/4" rebar found on the easterly right of way of Glenridge Drive; Thence along said right of way of Glenridge Drive the following calls and distances North 17 degrees 04 minutes 03 seconds East for a distance of 143.73 feet to a point; Thence along a curve to the left having a radius of 278.04 feet and an arc length of 251.11 feet, being subtended by a chord of North 5 degrees 47 minutes 50 seconds West for a distance of 242.66 feet to a point; Thence North 29 degrees 09 minutes 21 seconds West for a distance of 33.76 feet to a point located at the intersection of the easterly right of way of Glenridge Drive with the southerly right of way of Spalding Drive, and the point of beginning.

Together with and subject to covenants, easements and Restrictions of record.

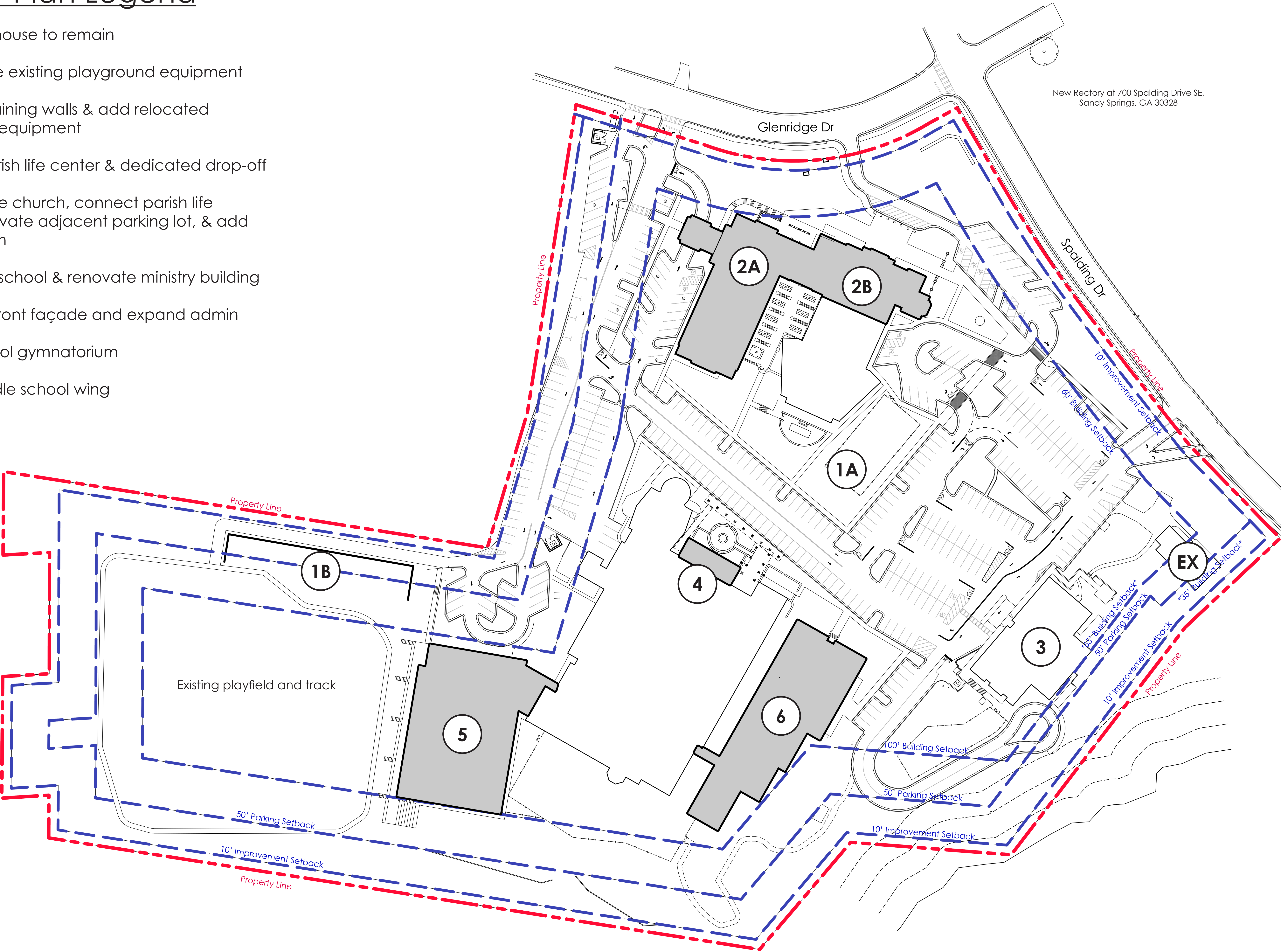
Said property contains 16.316 acres more or less

2002U-0009

020519_0003.tif

Master Plan Legend

- EX) Existing house to remain
- 1A) Remove existing playground equipment
- 1B) Add retaining walls & add relocated playground equipment
- 2A) New parish life center & dedicated drop-off
- 2B) Renovate church, connect parish life center, renovate adjacent parking lot, & add columbarium
- 3) Move preschool & renovate ministry building
- 4) Improve front façade and expand admin
- 5) New school gymnasium
- 6) New middle school wing



Building setbacks have been adjusted per Board of Commissioners case # 2002U 9009, 2002U 0010, & 2002VC 0025 FCN Glenridge Dr

ARCHITECT
smith•boland
ARCHITECTS
531 ROSELANE STREET, SUITE 310
MARIETTA, GEORGIA 30060
OFFICE 770.435.3800
FAX 770.435.3801
WWW.SMITHBOLAND.COM

SEAL

NOT FOR CONSTRUCTION

CONSULTANT

1

MASTER PLAN FOR:
**ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL**
7171 GLENRIDGE DRIVE ATLANTA, GEORGIA, 30328

DRAWINGS PUBLISHED

COPYRIGHT © 2025 BY SMITH BOLAND ARCHITECTS, LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

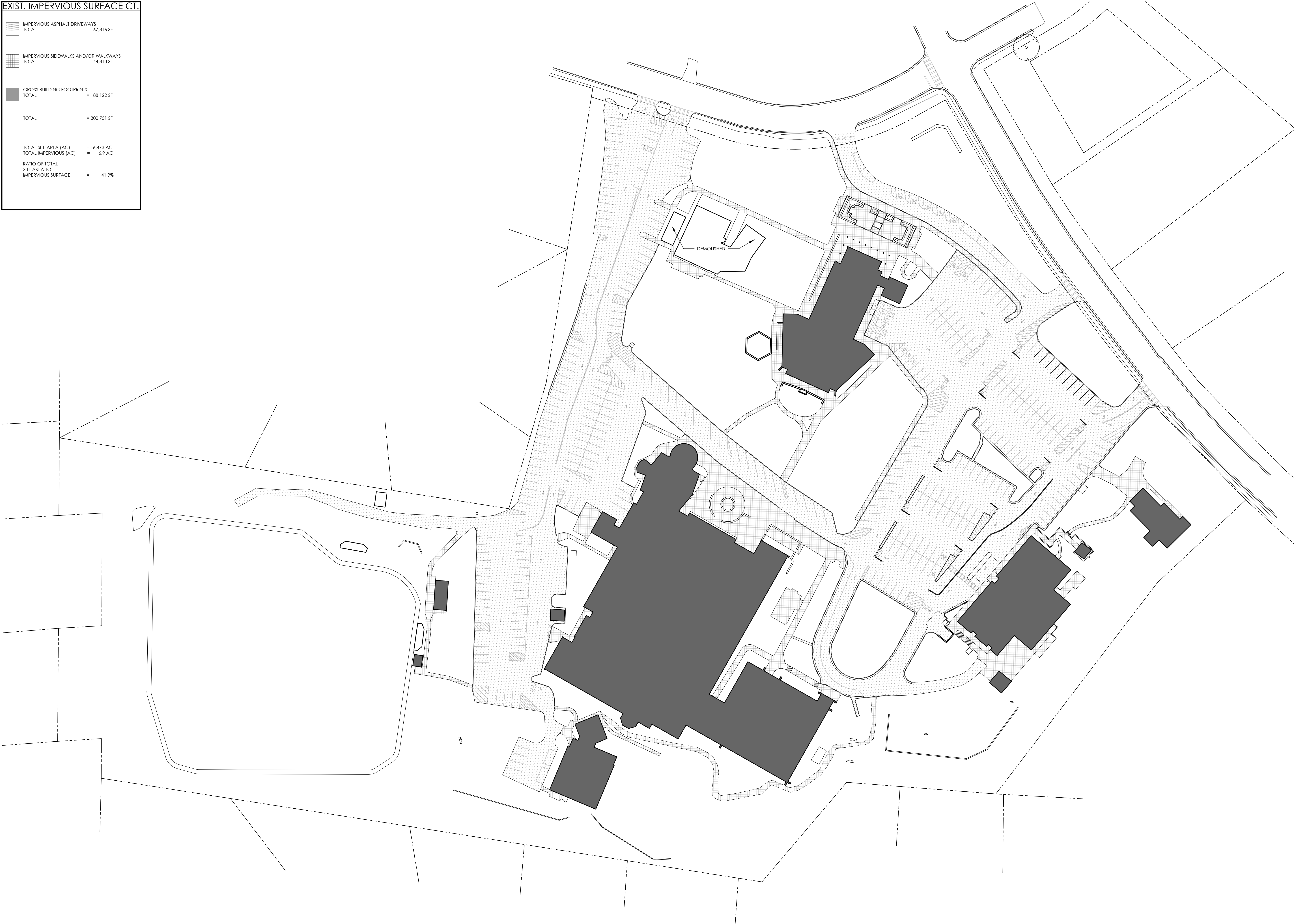
ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL
PROJECT 17002
PHASE

SHEET TITLE
**CONCEPT SITE
PLAN**

SHEET
C001

EXIST. IMPERVIOUS SURFACE CT.

	IMPERVIOUS ASPHALT DRIVEWAYS	
	TOTAL	= 167,816 SF
	IMPERVIOUS SIDEWALKS AND/OR WALKWAYS	
	TOTAL	= 44,813 SF
	GROSS BUILDING FOOTPRINTS	
	TOTAL	= 88,122 SF
	TOTAL	= 300,751 SF
	TOTAL SITE AREA (AC)	= 16.473 AC
	TOTAL IMPERVIOUS (AC)	= 6.9 AC
	RATIO OF TOTAL SITE AREA TO IMPERVIOUS SURFACE	= 41.9%



ARCHITECT

smith•boland
ARCHITECTS

531 ROSELANE STREET, SUITE 310
MARIETTA, GEORGIA 30060
OFFICE 770.435.3880
FAX 770.435.3881
WWW.SMITHBOLAND.COM

SEAL

NOT FOR CONSTRUCTION

CONSULTANT

MASTER PLAN FOR:
**ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL**
7171 GLENRIDGE DRIVE, ATLANTA, GEORGIA, 30328

DRAWINGS PUBLISHED

© COPYRIGHT © 2023 BY SMITH BOLAND ARCHITECTS, LLC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

ST. JUDE THE APOSTLE CATHOLIC CHURCH & SCHOOL
PROJECT 17002
PHASE —

SHEET TITLE
**EXISTING
IMPERVIOUS
SURFACES**

SHEET
XSP01

NEW IMPERVIOUS SURFACE CT.

IMPERVIOUS ASPHALT DRIVEWAYS
TOTAL
= 176,723 SF

IMPERVIOUS SIDEWALKS AND/OR WALKWAYS
TOTAL
= 47,922 SF

GROSS BUILDING FOOTPRINTS
TOTAL
= 107,071 SF

TOTAL
= 331,716 SF

TOTAL SITE AREA (AC)
TOTAL IMPERVIOUS (AC)
RATIO OF TOTAL
SITE AREA TO
IMPERVIOUS SURFACE
= 16.473 AC
= 7.6 AC
= 46.1%

ARCHITECT
smith•boland
ARCHITECTS
531 ROSELANE STREET, SUITE 310
MARIETTA, GEORGIA 30060
OFFICE 770.435.3880
FAX 770.435.3881
WWW.SMITHBOLAND.COM

SEAL

NOT FOR
CONSTRUCTION

CONSULTANT

MASTER PLAN FOR:
**ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL**
7171 GLENRIDGE DRIVE, ATLANTA, GEORGIA, 30328

DRAWINGS PUBLISHED

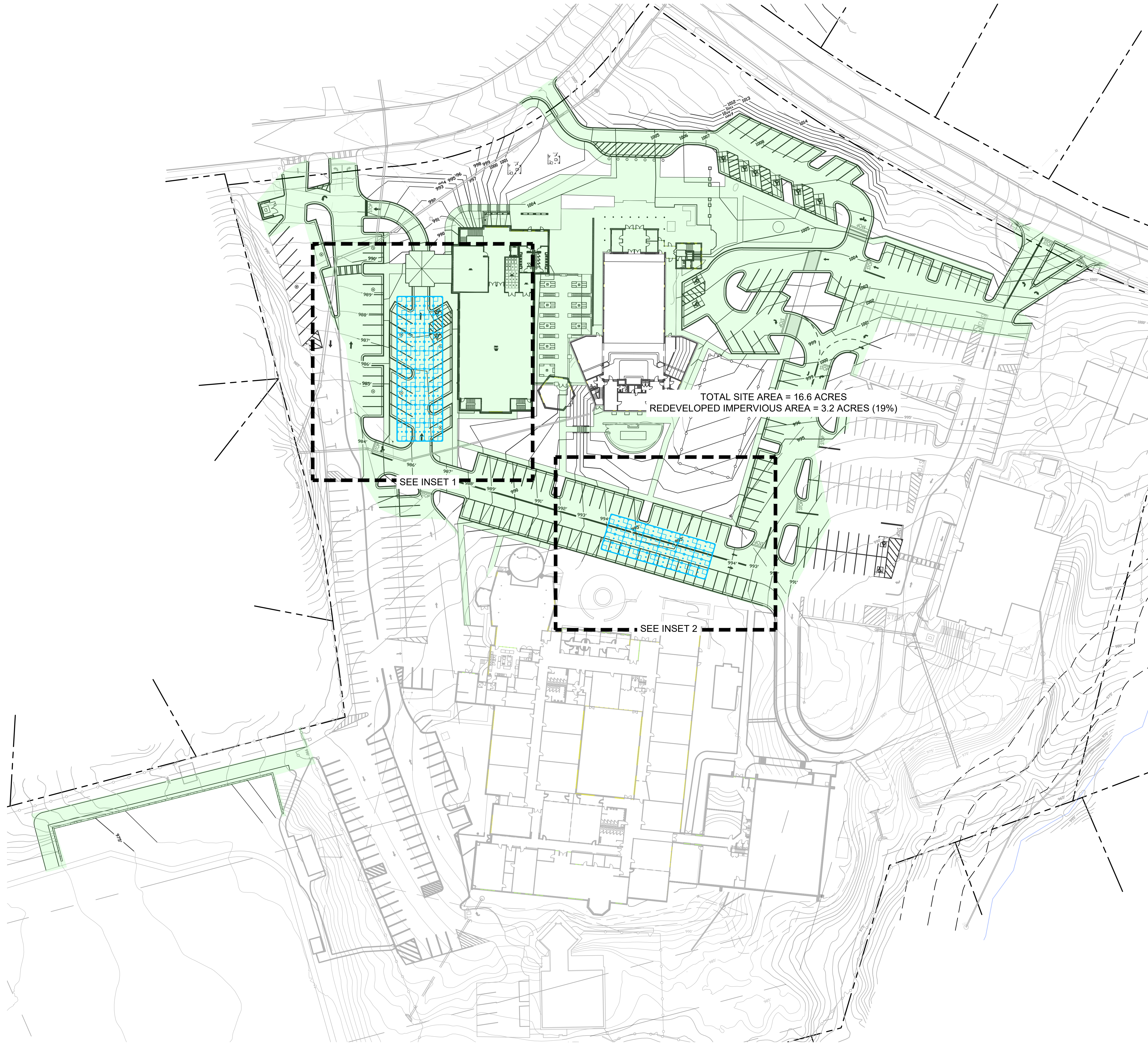
© COPYRIGHT © 2021 BY SMITH BOLAND
ARCHITECTS, LLC. ALL RIGHTS RESERVED.
THESE DOCUMENTS, AS INSTRUMENTS OF
SERVICE, REMAIN THE PROPERTY OF THE
ARCHITECT AND NO PART MAY BE USED OR
REPRODUCED WITHOUT PRIOR WRITTEN
PERMISSION OF THE COPYRIGHT OWNER.

ST. JUDE THE APOSTLE
CATHOLIC CHURCH &
SCHOOL
PROJECT 17002
PHASE —

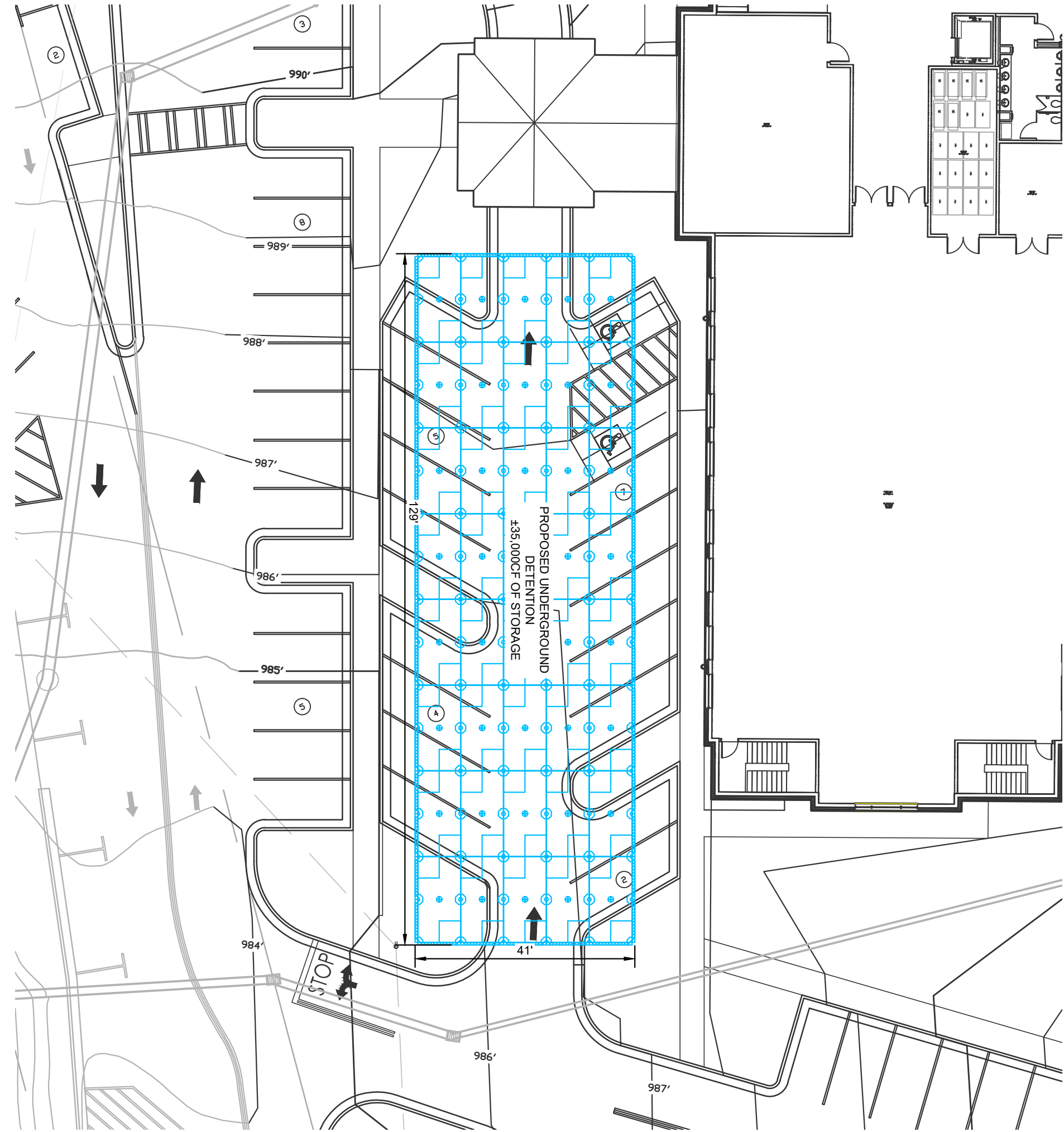
SHEET TITLE
**PHASE 1
IMPERVIOUS
SURFACES**

SHEET
ASP01

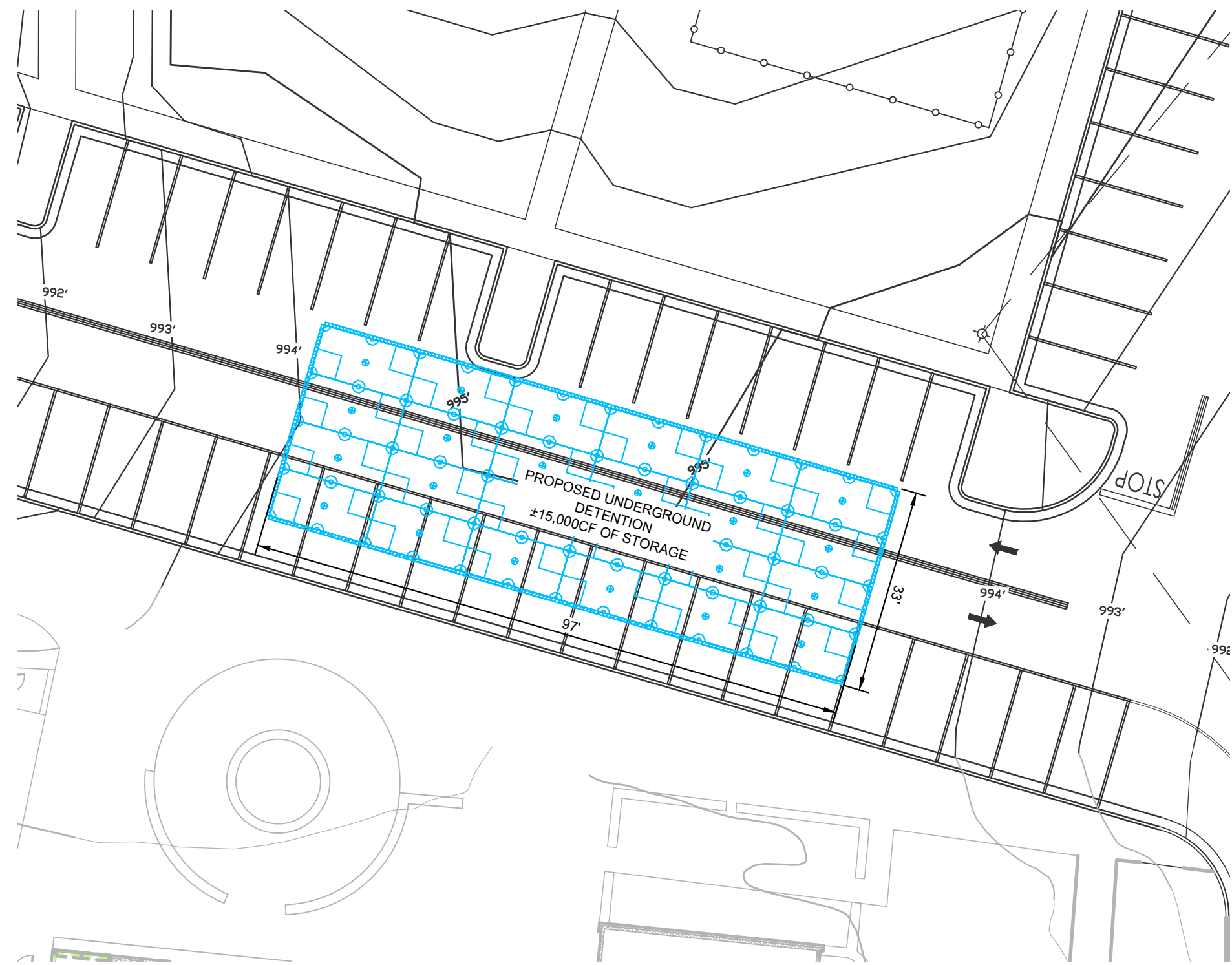
K:\ATL_Civil\000_Smith Boland\St. Jude Campus\CAD\Stormwater Exhibit.dwg Layout1 Sep 04, 2026 10:31am by: Maddie.Tong



UNDERGROUND DETENTION VOLUMES		
REQUIRED STORAGE (cf)	PROVIDED STORAGE (cf)	DESCRIPTION
13,354	14,000	WATER QUALITY VOLUME
24,050	25,000	CHANNEL PROTECTION VOLUME
	50,000	TOTAL VOLUME



INSET 1



INSET 2

Kimley»Horn

TITLE:
**CONCEPTUAL STORMWATER
MANAGEMENT EXHIBIT**

PROJECT:
**ST. JUDE THE APOSTLE
CATHOLIC CHURCH**

CLIENT:
SMITH BOLAND ARCHITECTS

DATE: 9/4/2026
SHEET: **EXHIBIT A**



Community Meeting I - Conditional Use Permit U-26-5
Saint Jude the Apostle Catholic Church, School & Preschool

smith•boland
ARCHITECTS

June 22, 2026



PROPERTY INFORMATION

- PROPERTY OWNER..... Archdiocese of Atlanta, as Trustee of the AOA Parish Real Estate Trust
Saint Jude the Apostle Catholic Church
- JURISDICTION..... City of Sandy Springs
- ZONING..... RE-2 [main campus] & RD-18 [rectory]
- ACREAGE..... 16.32 ac [main] + .74 ac [rectory]
- EXISTING BUILDING SQUARE FOOTAGES..... 116,592 sf
 - Church..... 22,906 sf
 - Ministry Building..... 17,435 sf
 - Rectory..... 7,285 sf
 - Spalding House..... 3,150 sf
 - Pre-School Building..... 6,739 sf
 - School & Gymnasium Buildings..... 58,092 sf
 - Concessions & Restrooms..... 1,000 sf
- EXISTING PARKING..... 325 spaces [16 H/C spaces]
- PARKING REQUIRED PER CITY OF SANDY SPRINGS CODE
 - 1 Space per 500 sf = 233 spaces [7 H/C spaces]

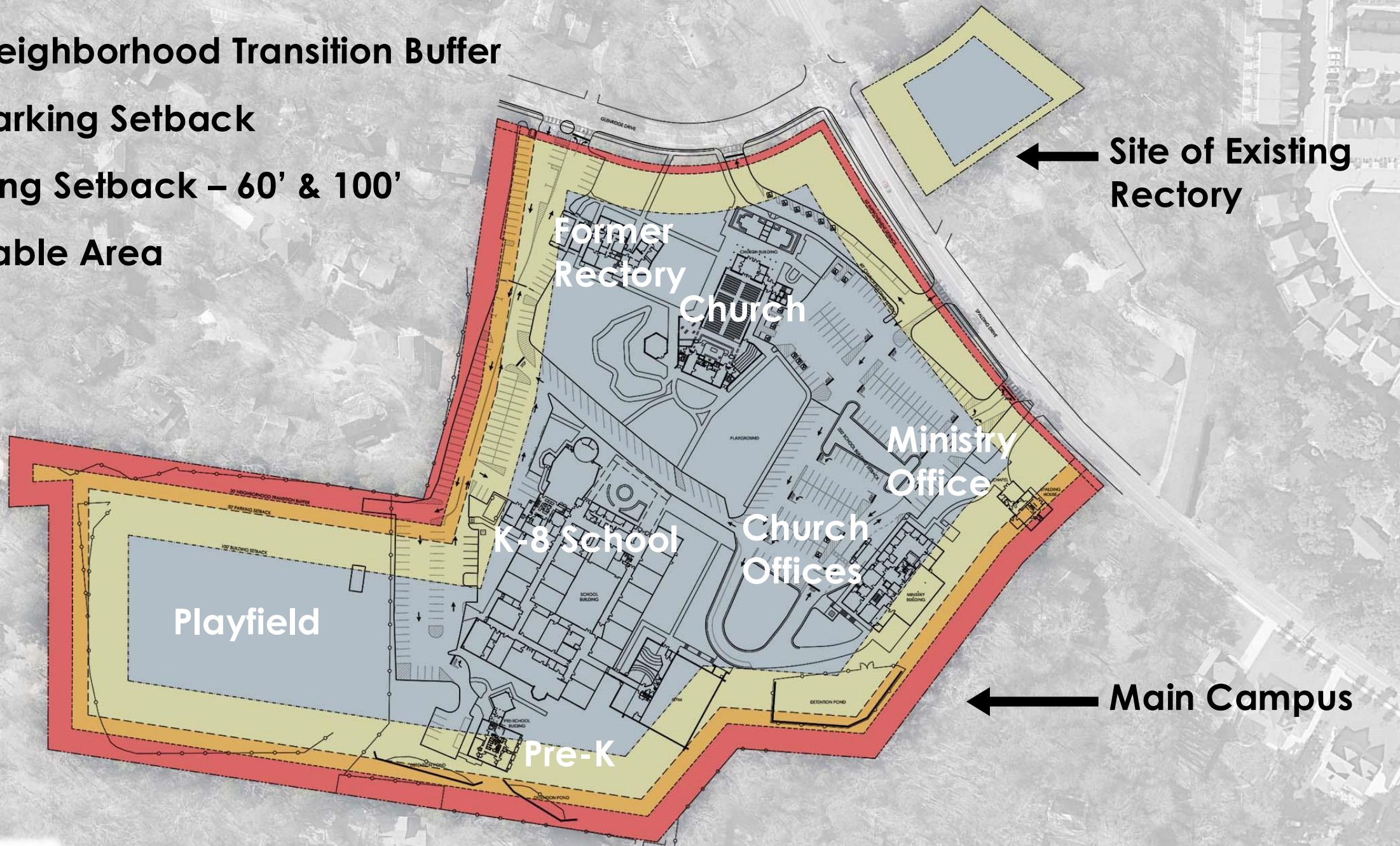


 30' Neighborhood Transition Buffer

 50' Parking Setback

 Building Setback – 60' & 100'

 Buildable Area



Master Plan Legend

EX) Existing house to remain

1A) Remove existing playground equipment

1B) Add retaining walls & add relocated playground equipment

2A) New parish life center & dedicated drop-off

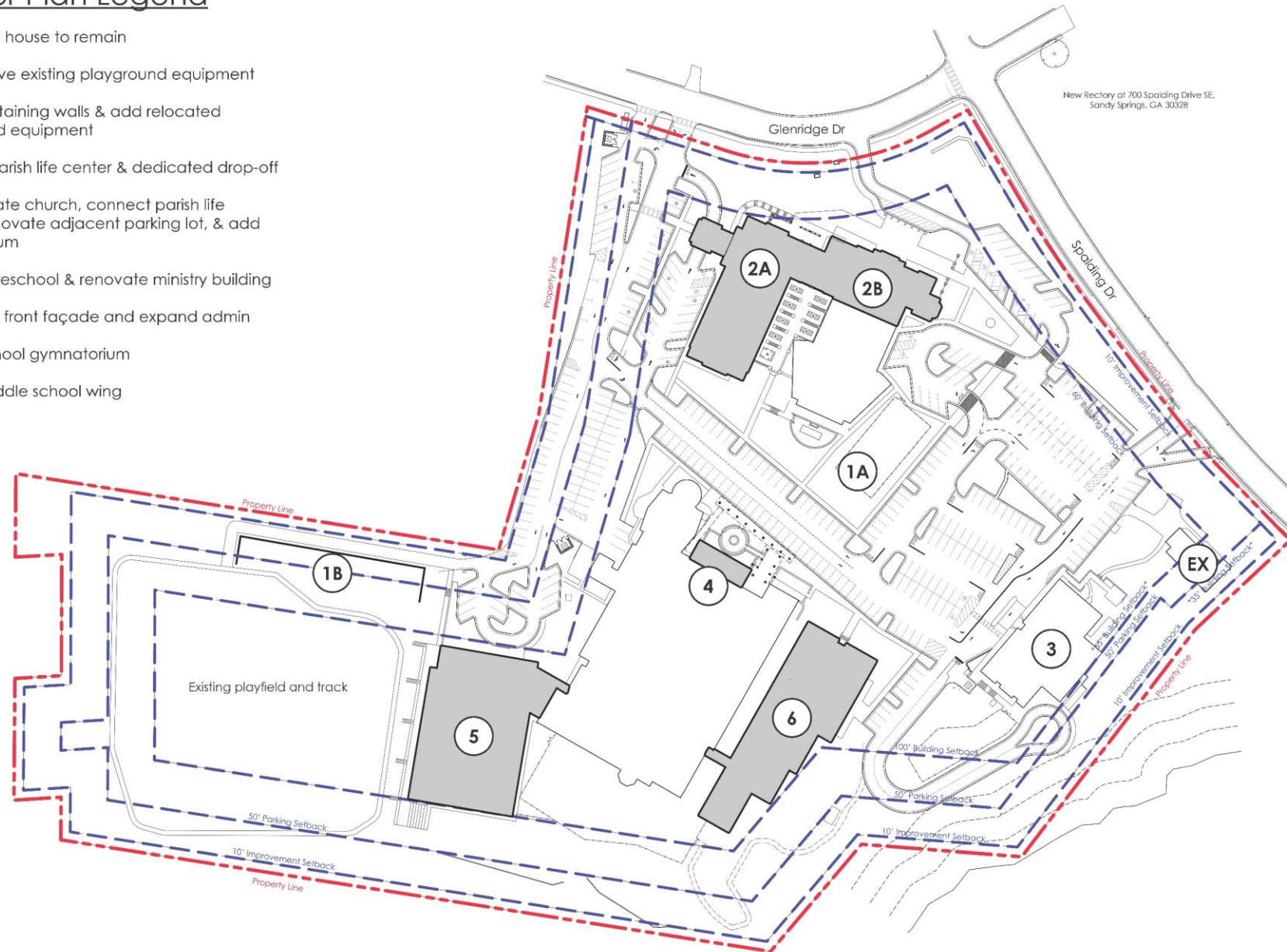
2B) Renovate church, connect parish life center, renovate adjacent parking lot, & add columbarium

3) Move preschool & renovate ministry building

4) Improve front façade and expand admin

5) New school gymnasium

6) New middle school wing



*Building setbacks have been adjusted per Board of Commissioners case # 2002U 9009, 2002U 0010, & 2002VC 0025 FCN Glenridge Dr

smith•boland ARCHITECTS 131 ROSELAND STREET, SUITE 310 ATLANTA, GEORGIA 30309 OFFICE: 404.525.1310 FAX: 404.525.1311 EMAIL: INFO@SMITHBOLAND.COM WWW.SMITHBOLAND.COM
NOT FOR CONSTRUCTION
CONSTRUCTION
MASTER PLAN FOR: ST. JUDE THE APOSTLE CATHOLIC CHURCH & SCHOOL 777 GLENHURST DRIVE ATLANTA, GEORGIA 30309
DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]
PROJECT: 17002 PHASE: 1
CONCEPT SITE PLAN
C001

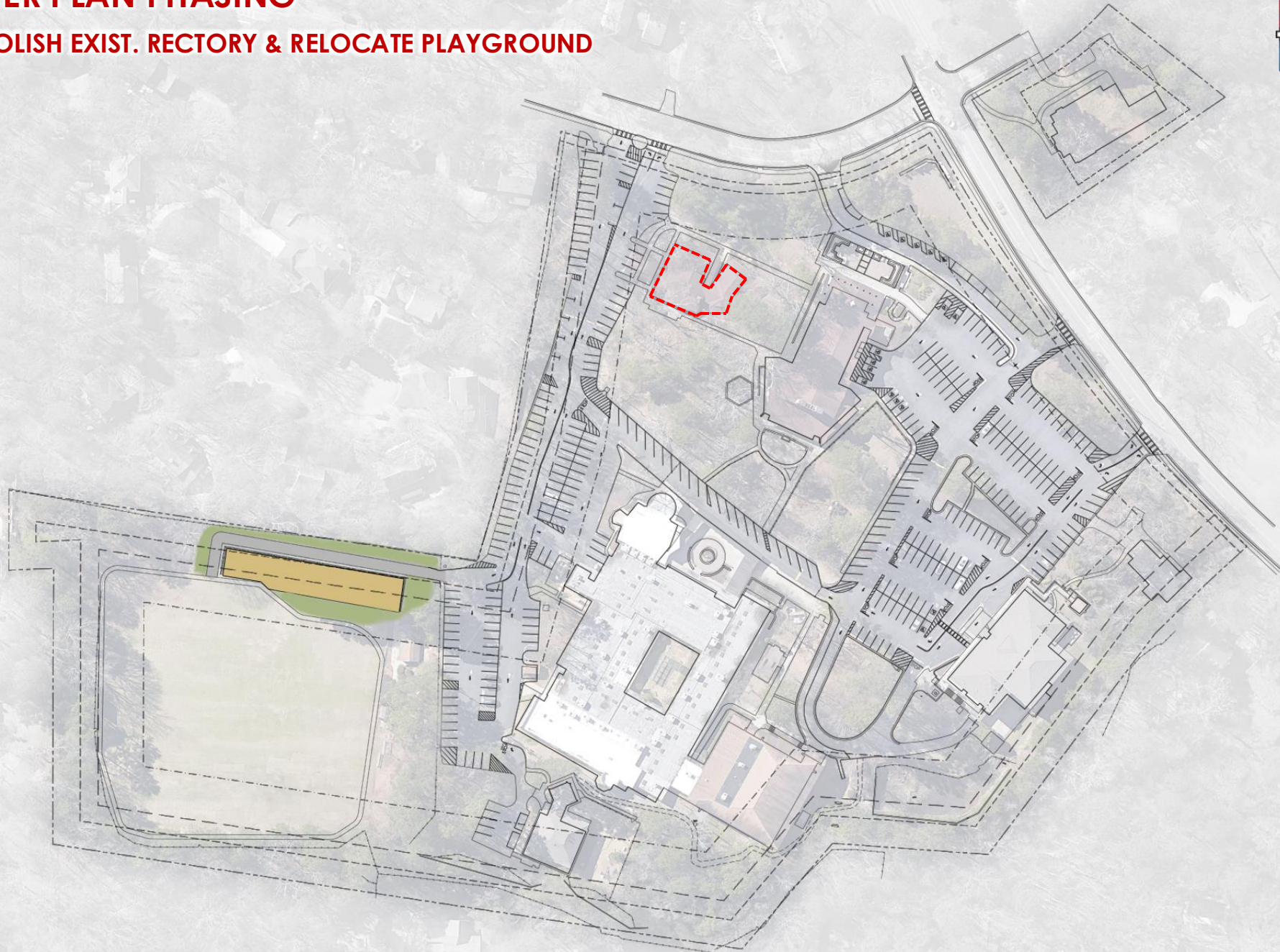


CAMPUS MASTER PLAN PHASING



SAINT JUDE
the APOSTLE
CATHOLIC CHURCH

PHASE 1 – DEMOLISH EXIST. RECTORY & RELOCATE PLAYGROUND



PHASE 1

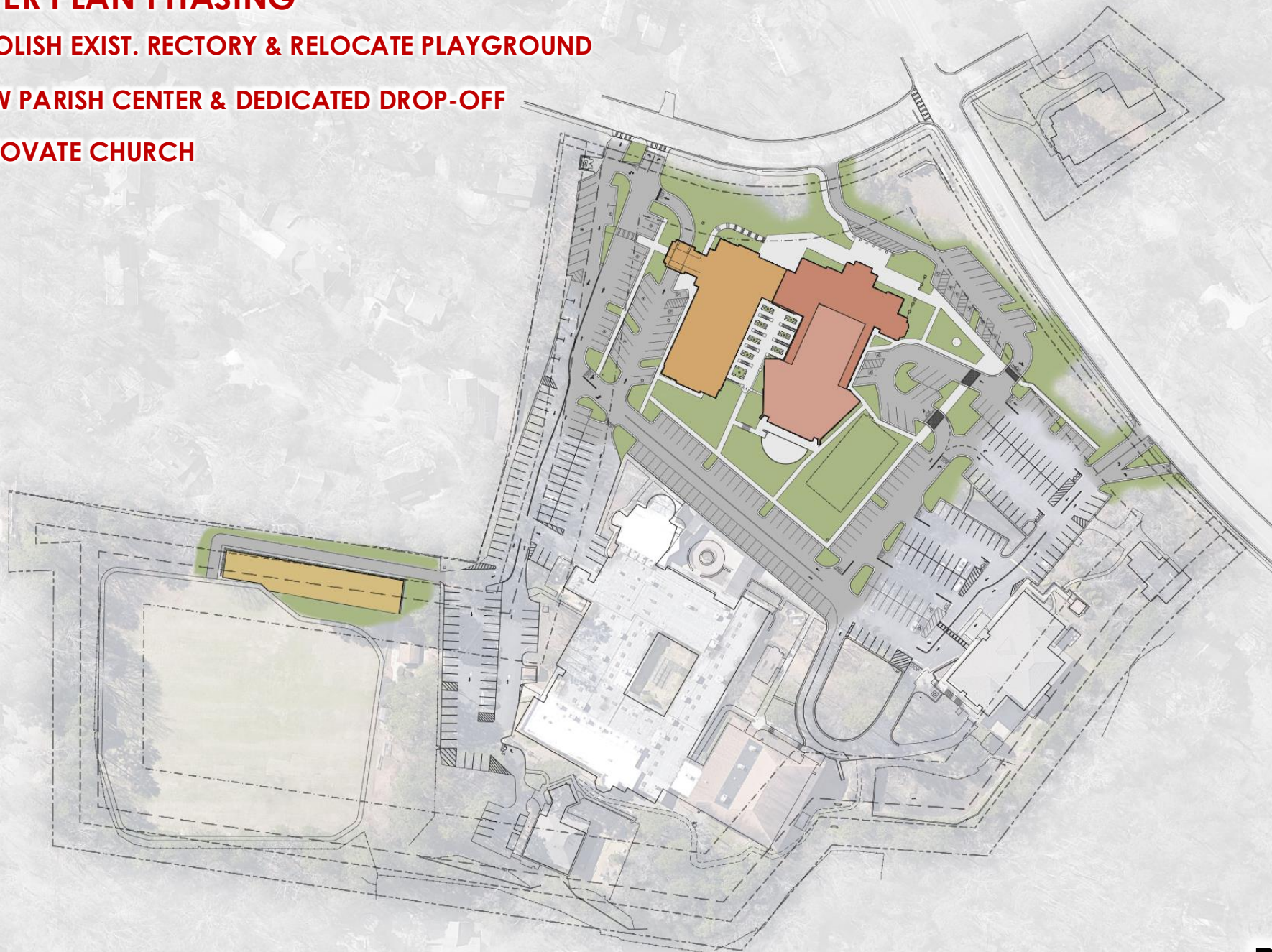
CAMPUS MASTER PLAN PHASING



PHASE 1 – DEMOLISH EXIST. RECTORY & RELOCATE PLAYGROUND

PHASE 2A – NEW PARISH CENTER & DEDICATED DROP-OFF

PHASE 2B – RENOVATE CHURCH



PHASE 2A & 2B

CAMPUS MASTER PLAN PHASING



SAINT JUDE
the APOSTLE
CATHOLIC CHURCH



Saint Jude *the* Apostle
Catholic School
nurtures the formation of saints and scholars



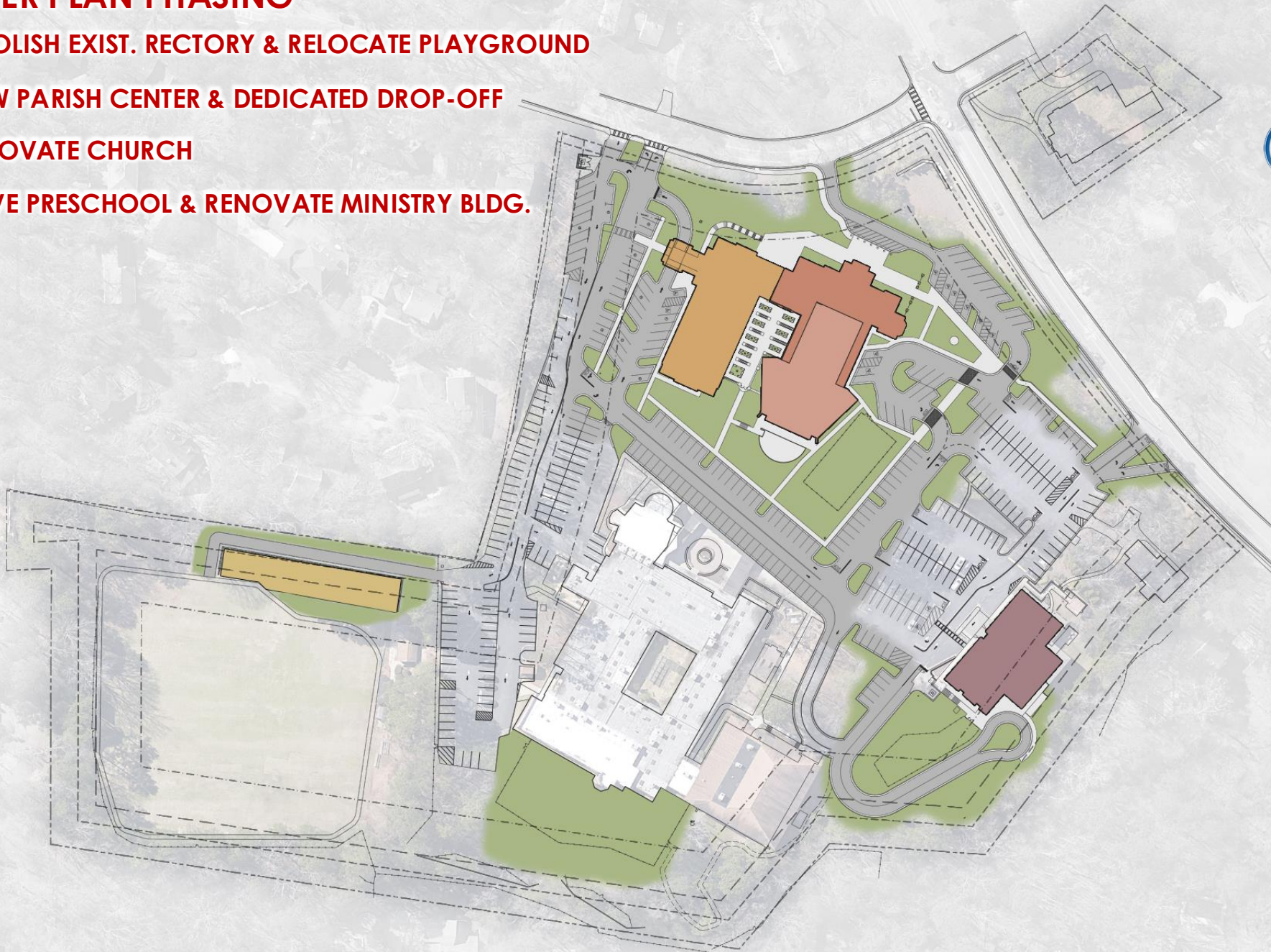
SAINT JUDE *the* APOSTLE
PRESCHOOL

PHASE 1 – DEMOLISH EXIST. RECTORY & RELOCATE PLAYGROUND

PHASE 2A – NEW PARISH CENTER & DEDICATED DROP-OFF

PHASE 2B – RENOVATE CHURCH

PHASE 3 – MOVE PRESCHOOL & RENOVATE MINISTRY BLDG.



PHASE 3

CAMPUS MASTER PLAN PHASING



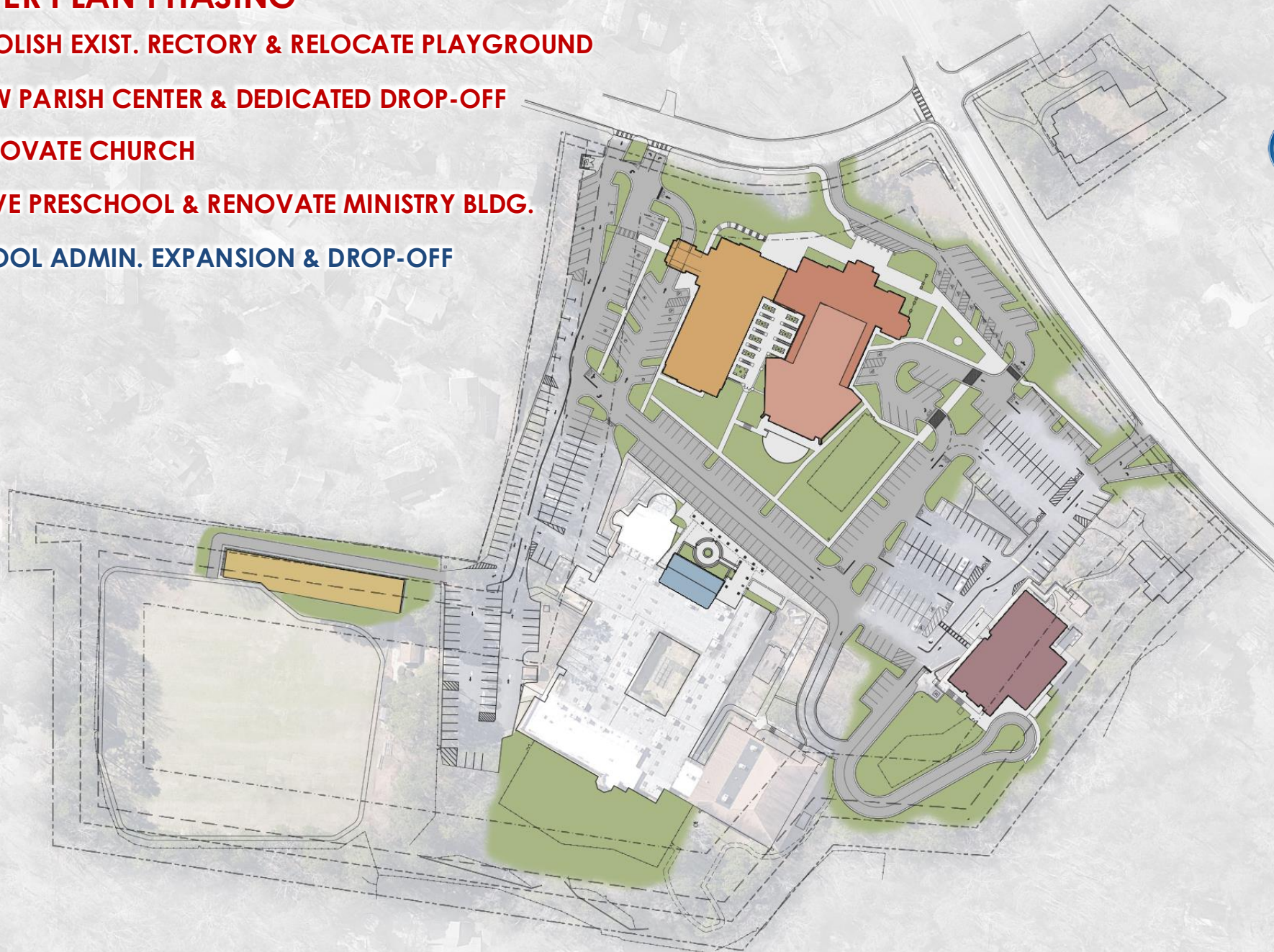
PHASE 1 – DEMOLISH EXIST. RECTORY & RELOCATE PLAYGROUND

PHASE 2A – NEW PARISH CENTER & DEDICATED DROP-OFF

PHASE 2B – RENOVATE CHURCH

PHASE 3 – MOVE PRESCHOOL & RENOVATE MINISTRY BLDG.

PHASE 4 – SCHOOL ADMIN. EXPANSION & DROP-OFF



PHASE 4

CAMPUS MASTER PLAN PHASING



PHASE 1 – DEMOLISH EXIST. RECTORY & RELOCATE PLAYGROUND

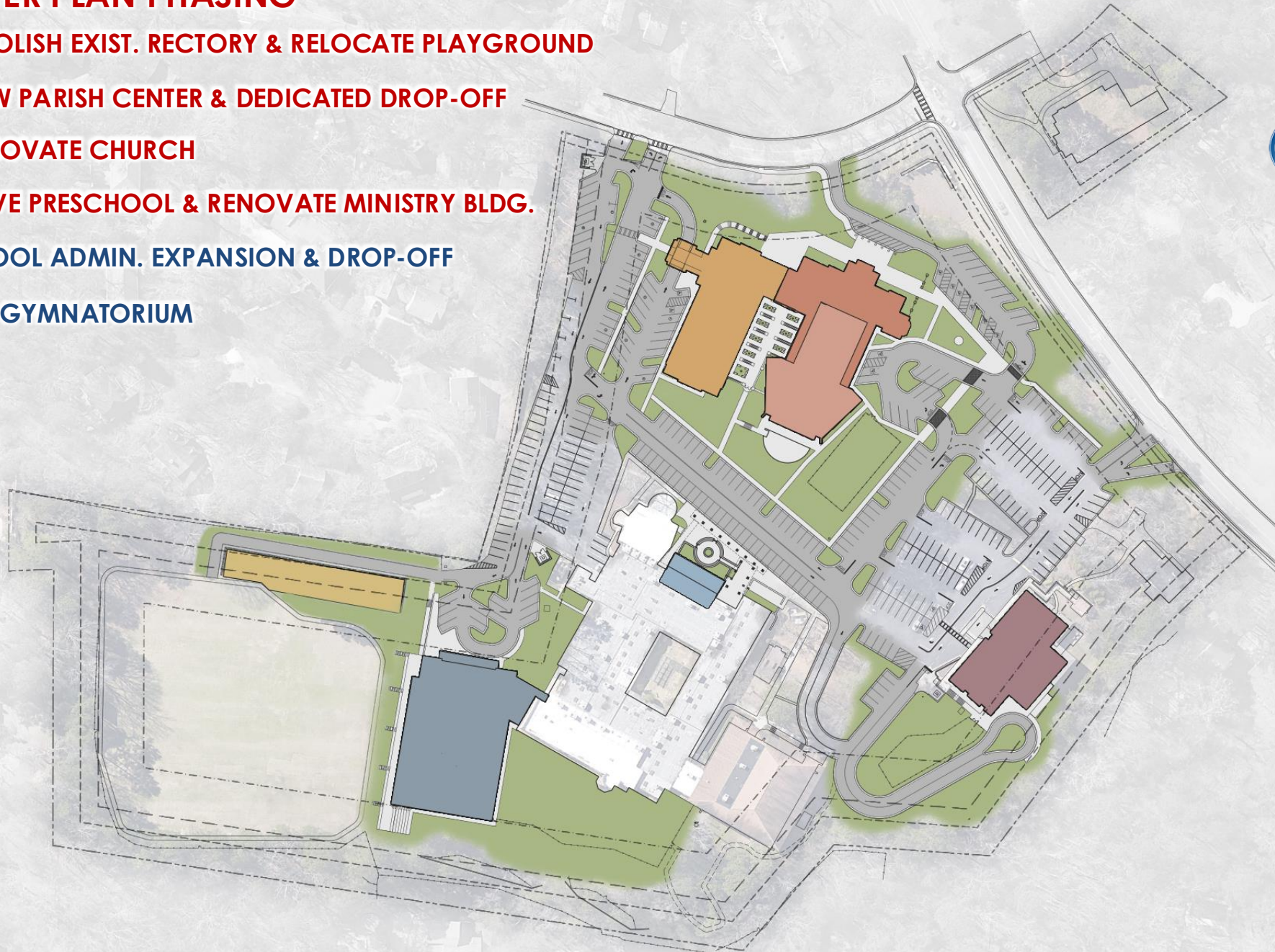
PHASE 2A – NEW PARISH CENTER & DEDICATED DROP-OFF

PHASE 2B – RENOVATE CHURCH

PHASE 3 – MOVE PRESCHOOL & RENOVATE MINISTRY BLDG.

PHASE 4 – SCHOOL ADMIN. EXPANSION & DROP-OFF

PHASE 5 – NEW GYMNASIUM



PHASE 5

CAMPUS MASTER PLAN PHASING



SAINT JUDE
the APOSTLE
CATHOLIC CHURCH



Saint Jude *the* Apostle
Catholic School
nurtures the formation of saints and scholars

PHASE 1 – DEMOLISH EXIST. RECTORY & RELOCATE PLAYGROUND

PHASE 2A – NEW PARISH CENTER & DEDICATED DROP-OFF

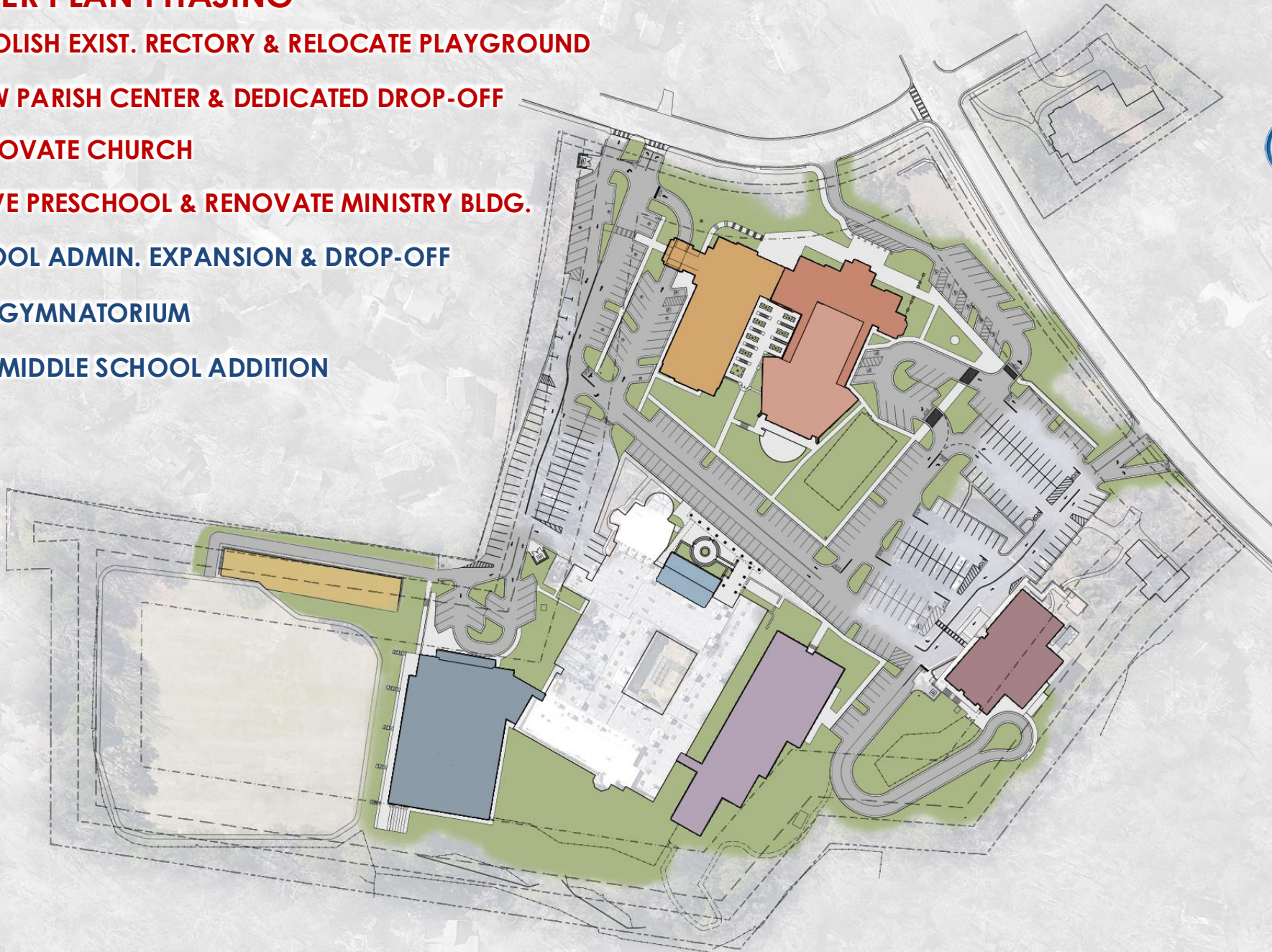
PHASE 2B – RENOVATE CHURCH

PHASE 3 – MOVE PRESCHOOL & RENOVATE MINISTRY BLDG.

PHASE 4 – SCHOOL ADMIN. EXPANSION & DROP-OFF

PHASE 5 – NEW GYMNASIUM

PHASE 6 – NEW MIDDLE SCHOOL ADDITION



PHASE 6





EXISTING CAMPUS



PROPOSED CAMPUS DESIGN



PROPOSED CAMPUS DESIGN



PROPOSED CAMPUS DESIGN



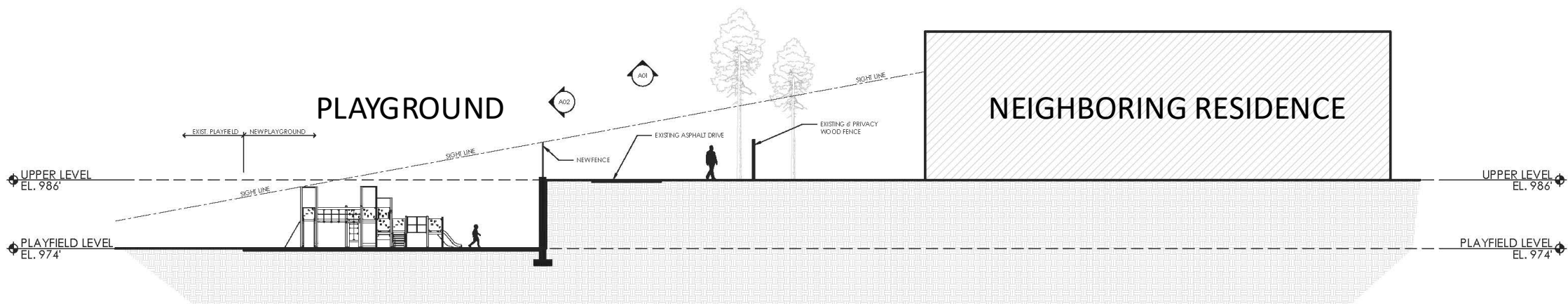
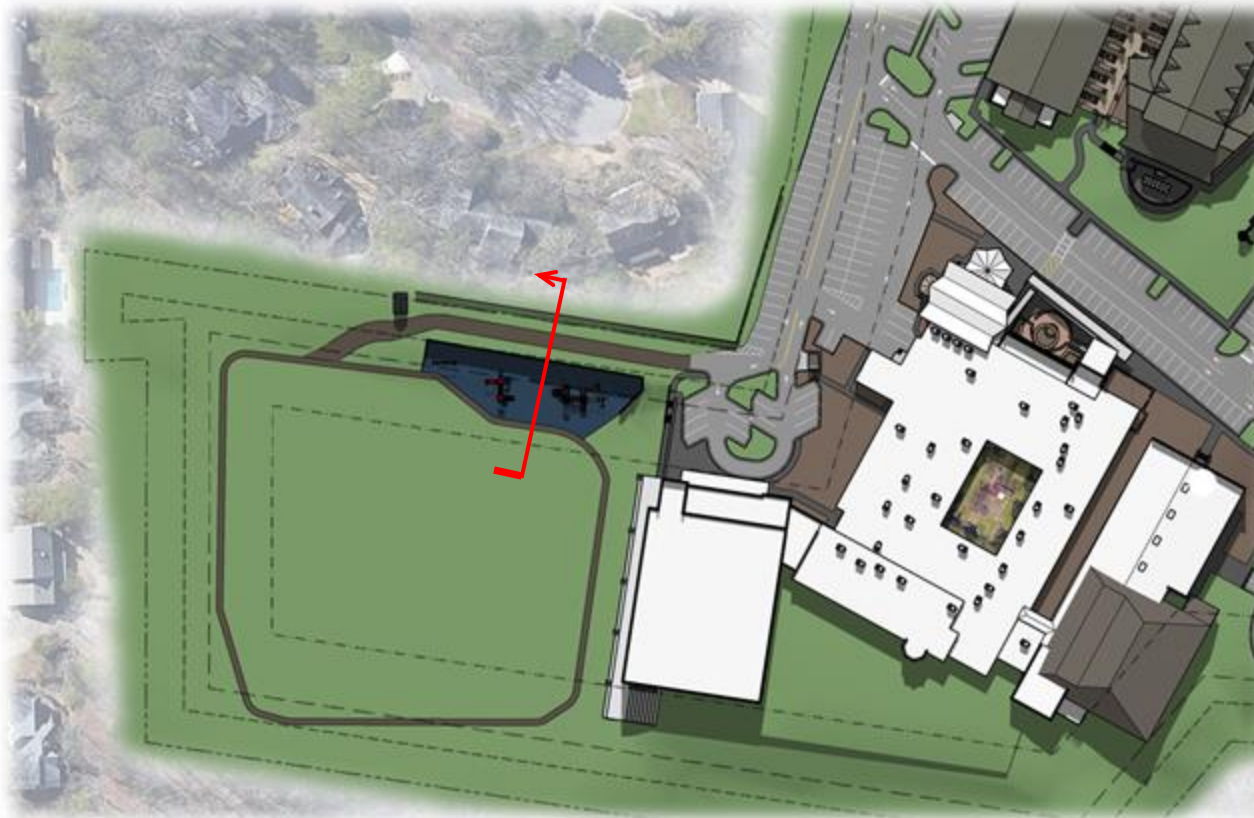
PROPOSED PLAYGROUND



PROPOSED PLAYGROUND



PROPOSED PLAYGROUND

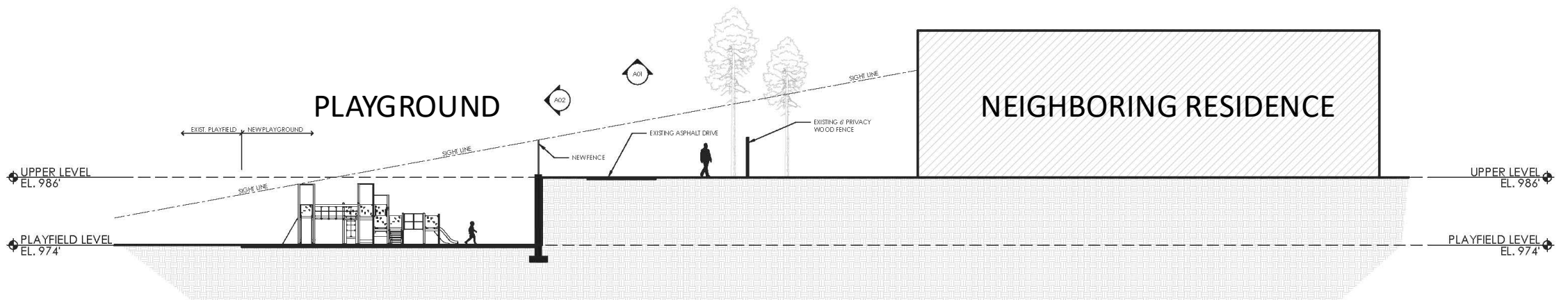




A01



A02





06.23.2026

RE: U-26-5 Community Meeting I Summary

Community Meeting I, held on behalf of Saint Jude the Apostle Catholic Church/AOA Parish Real Estate Trust located at 7171 Glenridge Drive, Sandy Springs was held on Monday, June 22nd @ 6pm in the Ministry Hall on the campus of Saint Jude the Apostle Catholic Church. Following is a summary of that meeting.

LaQuita Williams, Planner II for the City of Sandy Springs, officially started the meeting @ 6pm. LaQuita briefly introduced the project and provided the ground rules for the meeting. Following her introduction, Monsignor (Msgr.) Joe Corbett, the pastor of Saint Jude the Apostle Catholic Church, welcomed everyone in attendance in-person as well as those attending virtually. Msgr. Corbett briefly touched on the various needs of the parish as the reason for engaging a design team to study and prepare a Campus Master Plan. He then introduced Colleen Tyner, Director of Operations at Saint Jude the Apostle Catholic Church.

Colleen Tyner provided a brief history of the parish, in particular how the Spalding Family provided the land for the creation of Saint Jude the Apostle Catholic Church & School in the 1960. The parish campus continued to grow and change from 1960 until the early 2000's while under the jurisdiction of Fulton County. A few years ago, the parish determined that some of the campus buildings, which were now 60 – 65 years old, were in need of major repairs or replacement so that they could better serve the needs of the parish. The parish committee hired Smith Boland Architects, a firm that specializes in the design of campus master plans and religious facilities, to study the campus and work on a Master Plan that would guide the improvements to the campus over the next 30 – 50 years.

Colleen Tyner emphasized that the Conditional Use Permit request is not to change the use of the property, but rather to continue to operate under the same zoning uses (Place of Worship with a conditional use for a Pre-School, and School – Private) while adding, replacing and/or renovating site amenities and buildings to better meet the needs of the church and schools while under the authority of the City of Sandy Springs. Colleen Tyner then introduced Michael Boland of Smith Boland Architects, the lead designer for the Master Planning process, to present the Master Plan concept.

Michael Boland of Smith Boland Architects started his presentation by reiterating that the Conditional Use Permit request is for Saint Jude the Apostle Catholic Church to continue operating on the property as they have for the past 65 years, just with renovated or new facilities under the jurisdiction of the City of Sandy Springs in lieu of Fulton County.

The PowerPoint presentation focused on the multi-phased Master Plan that the church had developed over the past few years. Images of six potential phases were illustrated and described. It was stated that there was no schedule or time-frame as to when the phased projects would happen, but that Phase One, which included the construction of a new rectory on a neighboring parcel, was completed in April of this year, and that the church had started a capital campaign with the focus of raising the funds to

construct Phase Two A & B (the Parish Center and renovation/expansion of the existing Church). The goal is to build Phase Two in the next few years, with the earliest possible start of construction happening in the summer or fall of 2027.

The site plan that was submitted with the application for Conditional Use Permit that illustrates the 6 potential phased projects was presented as a power point slide and on a presentation board on display, as was the current property survey. Following the phasing plan presentation, four rendered 3-dimensional images of the Phase Two A&B project were presented. The images focused on what the campus might look like when completed from the vantage point of Spalding and Glenridge Drives. This completed the presentation and the floor was opening up for Q & A. Following is a list of questions along with the responses from the Church and design team (*in italics*):

- Will the church still be stone, or will it be covered in stucco? *The plan is to salvage the stone from the rectory to be re-used on the new church façade. The plan is to transition to a brick masonry material that compliments the color and texture of the existing granite.*
- Does the school plan on expanding to a K-12 school? *No, the language of the Sandy Springs Zoning Ordinance labels the use as School-Private (K-12), so we are using that same language. The school is currently a K-8 school and there are no plans to change that.*
- How often will the bells ring and will the old bells be re-used? *That hasn't been determined yet.*
- Will the parking count still meet the required code if additional buildings were added? *There are currently 325 parking spaces on the campus shared by the church and schools. The code requires 233 spaces currently based on the square footage of the existing buildings. The plan is to add 40 additional parking spaces, bringing the total count to 365 spaces. This will still exceed the code required amount of parking spaces based on the proposed added square footage.*
- A question was asked about adding a parking deck to the property. *There are no plans to add a parking deck to the property.*
- Will there be any new uses added to the property, like a high school or mausoleum? *There are no plans to have a high school on the property. The school will remain PreK-8th grade. There are plans to have a columbarium on the property. The location of the proposed columbarium is in a courtyard between the existing church and future Parish Center building and would not be visible from outside of the campus.*
- Can you explain where cars enter and exit the campus? *The plan is to keep the Glenridge Drive entrance and exit, but to remove the entrance from Spalding Drive and combine it with the exit to Spalding Drive. This will make the campus safer for pedestrians and will reduce one curb-cut on Spalding Drive. The small drive in front of the church will be reversed so cars enter from Glenridge, can drop off passengers in front of the church, and then proceed through into the main parking lot along Spalding Drive. We will be submitted a minor traffic study as part of our application.*
- Will the City change the double yellow lines so cars can make a left turn? *That is a question for Sandy Springs or the DOT.*
- Is there plans to fence the entire property? *No. There are no plans to fence or gate the front of the property.*

- Will the church be doing camps or expanding activities that will create more traffic? *No, the goal is not to add traffic. When the campus buildings were originally built, they didn't anticipate the number of people that would use the facilities. They are currently undersized. The church currently has to rent tents for large functions. The plan is to replace those buildings with buildings that meet the current demand.*
- Where will the playground go? *The plan is for the existing playground equipment to be re-located to the edge of the existing playfield. Currently there is a 15' hill that drops from the edge of the asphalt drive along the privacy fence. The plan is to cut that hill and install a 15' retaining wall and place the playground equipment down at the level of the existing playfield. The existing playfield is already within the 100' required setback and we don't plan to change or encroach any closer to the property line. The new retaining wall will act as a visual and sound barrier/block from the neighboring properties. Soccer will still be played on the field.*
- Will any new buildings be built with parking beneath the buildings? *No plans to take down buildings in order to build new buildings with parking beneath them.*
- Will any changes be made to the exterior of the Ministry Building? *There are no plans to alter the exterior of the Ministry Building. Interior renovation only, with the addition of a loop drive for PreK carpool.*
- When will construction begin? *There is no schedule for any of the projects at this time. The Conditional Use Permit will be completed in October. The earliest we could possibly start construction of Phase 2A&B would be next summer.*

The meeting was then concluded at 6:41pm

Attachments:

- U-26-5 20260622 Teams transcript from Community Meeting I (CM1)
- U-26-5 20260622 Community Meeting I Teams chat log screenshots

Community Meeting (CM1) for CUP application for Saint Jude the Apostle Catholic Church-20260622_213054UTC-Meeting Recording

June 22, 2026, 9:30PM

1h 11m 35s



Smith Boland 30:40

Good evening, everyone.

Can the people online hear me?

Thank you.

If you are online, put in a thumbs up or a yes or something so I can know that you guys can hear me well. Hello, community. My name is Laquita. I'm with the city of Sandy Springs. And today we are here for the first community meeting for U26-5. here at 7171 Glen Ridge. We're going to discuss a conditional use permit. So the applicants are requesting to amend their additional OCA, which happened in, I think, 02, 20, happened in, and 02, 2002. They're seeking to amend that.

to make some sign improvements to the church's campus.

The purpose of this meeting is for the petitioners to discuss the project in the nature of the application and to receive any type of feedback from the community.

The policy of the City of Sandy Springs is to inform and engage the community in a way that allows for the petitioner to obtain constructive feedback on the project. If you would like to submit comments to the City of Sandy Springs, to staff, to Planning Commission, and City Council, you can do so online. Then we

At other web link is HTTP for colon forward slash SPRS as in Sandy P as in Paul R as in Randy dot GSG as in ghost S as in Sam.

forward slash zoning cases. So SPR dot GS forward slash zoning cases. You also can just email me the comments and I will make sure that the council and the planning commissioners get a copy. So my duty today is to just observe. I'm not here to answer any questions about the application.

I just want to see what you guys are saying about the project, what you think about the application itself. And if you have any questions you want to ask the staff, you can definitely email me or call me. I'm at City Hall, Monday through Friday, 9 to 5. You can always come up and visit me, call me, email me, text me, however you want to get a community page.

Now I will turn it over to Michael and Pastor to explain the project and your request.

Good evening, everybody. Welcome to St. Jude's. Great to see some parishioners here and our neighbours. Welcome to all of you for joining us as well this evening.

And for those of you who are joining us online, you're very welcome as well. We hope to do a couple of things over the next 4 hours with you this evening.

Oh, 4 hours in the shop. The lady from the city said 4 hours. I'm teasing, I'm teasing, I'm teasing. One of the things that as Pastor and I like is short meetings, short homilies and sermons. So this meeting, hopefully, we'll be able to make some presentations, show you what we've been working on for a couple of years.

and creating a master plan for our campus. And then obviously take any questions and comments that you might have. The way we're going to do this evening is I welcome you and then Director of Operations for our parish, Colleen Tyner, is going to make a little presentation on the history of this campus.

And then the architect for our master plan, Michael Boland from Smith Boland firm, will make a presentation on everything that we're proposing for the future. So once again, ladies and gentlemen, welcome. I'm delighted that you've made the time to listen to what we're planning for our.

Thank you. Colleen. Thank you.

Michael.

It's not working.

Good evening. My name is Colleen Tyner. I'm the Director of Operations. I just wanted to give you a brief history of how we got to where we are today. And then I'm going to turn it over to Michael Boland, and he's really going to walk you through the details of our master plan, and then we'll be able to answer some questions at the end. But where we're sitting today was originally a 600 acre farm. owned by the Hughes Spalding family. And the Spaldings are one of the founders of the King and Spalding law firm. Spalding Drive in the Spalding Woods neighborhood is named after the Spalding family. So when they decided to sell this farm before it was developed, they gave about 16 acres to the Cow of Church.

And they asked that a church be built here in a school and dedicated to St. Jude. So that's where we got the name St. Jude and how we came to be here on Selden Drive. And then the rest of the land was sold to a home developer. And then as you know, maybe if you live in this neighborhood, that's where your home was built.

So about 3 1/2 years ago, a group of parishioners and committee members came together because most of our buildings on campus are 60 to 65 years old. And we

realized that we needed to make some improvements to the campus, improve the conditions of our buildings, and also upgrade many of our mechanical and electrical systems.

So at that time, after having that committee walk through all the buildings and analyze the campus, we then met with some architects, Smith Boland Architects, and they happened to be, they happened to specialize in church and religious buildings and also campus master planning. So we met with them and we worked on it. a master plan where we could look at what we could do to provide for the future of our parish for the next 30 to 50 years. So we wanted to take a big picture approach. And that's what we did. The committee worked with them for about months. council and our council with some other leaders to the parish and decided at this time we wanted to pursue doing a capital campaign and start the phase of this master plan.

So that's how we got to today. We're going to talk a little bit more about the master plan, and Michael is going to share with you why we have to do this conditional use permit. Because when the property was built back in the 1960s, the city of Sandy Springs didn't exist. We were still counting. And so since that time, codes have changed, set acts have changed, and other things have changed.

So in order for us to move forward, we just have to get an entire campus permitted into the city of Snapey Springs and then into this map. So that's the reason. And then the other thing that we're doing is we're really just sharing with the community that the use and purpose of our campus really isn't changing. We're still a religious entity, a Catholic Church.

a Catholic soul and a Catholic priest. So ultimately, the use of the canvas will not change. It's just that we're improving the actual structure of the canvas. I'm going to turn it over to Mike and he's going to walk through the master plan.

Thank you. So.

Here's just a little bit of bit of the property information. I want to reemphasize what Colleen said. So again.

The conditional use permit is basically to ask to continue to exist just the same way we, or they've been for the past 65 years on this campus, which is a place of worship, a school private education, and then they have a conditional use permit to also have a parish preschool. And so all of that was granted by Fulton County.

over the last 40, 45 years. And so now that we're part of City of Sandy Springs, we're having to go through this process. So here's just some information. Currently, there's

two pieces of property that they own. There's the residential, the RE2 zone property, which is the main campus that we're on right now.

It is 16.3 acres. The parish a few years ago bought a residence across the street, which you can see is zone RD 18, where they built a new rectory that was just completed a few months ago. So the priests have moved over to the new rectory. The former rectory, which you can see.

Right here is vacant, and the plan is to demolish that rectory as one as one of the first phases, so...

Um...

So here's the existing campus, so just kind of highlighting which buildings are which. So the site of the new rectory, the former rectory, the church. There's a small residence which is used as a ministry office space. The building that we're currently in, which has staff offices, as well as some meeting space.

the K through 8 school, and then there is the old convent, which is used as a preschool building on the backside of the campus, and then the play field on the lower part of the campus.

So this is just some information on setbacks, what is buildable, what's not buildable on the current property based on the current zoning.

So this is just a snapshot from the Sandy Springs Development Code showing the zoning in yellow highlighted, coming down to places of worship and private schools, showing that they're allowed to exist on this property with a conditional use permit.

And

Let's just kind of get into what this master plan is about. I've included the property survey because it was a requirement that I had a copy of that property survey here for everybody to see. For the people that are joining online, I wanted to include that property survey. So this is literally the existing property with utilities.

site topography information, meets and bounds. So just showing that as something that was submitted as part of the application.

So here is the existing site.

And I'm just going to walk through this master plan, which is broken out into six phases. There is no timeline for any of these phases at this point, other than really sort of phase one and phase two is the priority right now. There are four other phases that, as Colleen said,

It's sort of a 25 to 50 year master plan. So there is, there's no condition tied to when these projects need to be built or when they would be built. We're just asking for

permission to build them at some point. So phase one of this master plan includes the demolition of the rectory, which should be happening over the next few months. The new rectory has already been built. The priest had moved across the street. And then we're looking to relocate the existing playground, which currently occupies some green space as well as the parking lots around the buildings, relocate that down to the existing playfield that already exists.

It's just a safer, better location for the kids to play instead of being located right in the middle of the playground or in the middle of the parking lot. So that would be phase one. This phasing also happens not only in terms of why or what what the hierarchy of needs, it's more of what needs to happen in a certain sequence so the next phase can actually happen. So we can't build these new buildings if we don't take down the old rectory and relocate the playground because they're in the way of the ability to build this phase. So this is the big phase that they're currently raising money for now.

which is a for the parish, for the church, not the school for the most part. But it's basically a new parish center, which you can see in orange, which we're calling out as 2A, and then the renovation and expansion of the existing church. So the church is not being removed. It's going to be wrapped with a new piece of architecture that gives it more space. So right now the lobby or the narthex of the church is the size of a small office. And so those spaces need to be much larger than what they currently have. But it's also to give it a facelift and sort of change the appearance of the building as well.

Phase 3, which is a interior remodel of this building, includes relocating the current preschool building, which is the old convent, which is not handicap accessible.

They're using it as is, but it's not a great building.

for a preschool to exist in. So the plan is to relocate that pre-K into this building, be able to tear down that convent, which currently sits in the setbacks already, and free up that space for one of the future phases to come.

Phase 4 is a small addition to the front of the school that gives them a better lobby in terms of security. It also improves the carpool for the school. Part of what we're showing, and probably should have highlighted this as something that happens in phase two,

There's currently a one-way drive that connects the parking lot, the main parking lot on Spalding to the main parking lot that enters off of Glen Ridge. So the one-way

traffic flow in the direction of my pointer. So right now, if someone were to drive into the current campus and take a right and go through, they can't turn around and come back out. So they're forced to go back out onto Glen Ridge.

turn around and come back into Spalding. So this way we can keep more of our traffic on our campus and not continually use the city streets to navigate our campus.

Phase 5 would be a new gymnasium. The school already has a gymnasium, which is located here, but it's just a gymnasium, doesn't have a stage. So right now they don't have a place to do any theatrical productions on the school campus. So this would give them a new, what we call a gymnasium, which is

just a way to say it's a gym and an auditorium sort of combined together. And then once that is built, then they can tear down the current gym and replace that with a middle school wing so they could move the 6th, 7th, and 8th graders into their own wing out of the

the main school building. So that is the, that's the master plan for this campus. This is the site plan that we submitted to the city of Sandy Springs that basically captures all of that in one image.

So from there, let's just look at like, what would you see if you came to this campus and all of this were done? So this is just a Google Earth view of the front of the church with the rectory adjacent to it. And this is what it would look like when that phase

This 2 project is complete. So the existing church is still there. It's been expanded on with a new bell tower commanding the front left corner and a small chapel be tucked in behind the bell tower, sort of a connector that leads across to the parish hall.

or parish center building, which would have a social hall similar to this on the top floor with a commercial kitchen. And then the staff offices would be on the lower level of that building. As you can see, it's a two-story building, but from Glen Ridge and from Spalding, it appears as a one-story building because the topography is dropping from

the street back one story.

So here is a Google Street View at the entrance to the Glen Ridge side of the campus. So here is the former rectory. And here is the image of what you would see when that rectory is replaced with the new Parish Hall building.

And then here is a view kind of over the intersection of Glen Ridge and Spalding of that new front facade.

And then a view from the entrance driveway, looking at the bell tower of the church.

And that's it, so...

Open for questions.

No, we're going to keep the existing, the plan is to keep the stone where it's still, where we're not covering it. And then the new facade material would be brick masonry, wouldn't be stucco. So that stone is a difficult stone to match. It's a certain type of granite that came out of actually the Stone Mountain area, but you can't find it in that

color range any longer. The granites tend to be more silvery gray, and that has a lot of earthy browns in it. So we thought going with a brick that picked up on that color range a little bit better would be a better way to match it instead of using a granite that just doesn't work well with it. But we're removing all the stone from the old rendering and saving it to use on the new book.

Yeah.

Yes.

No, it's, well, it's, if I use the true language from the city of Sandy Springs zoning ordinance, they only have private K through 12 as a label. It is K8 and it's going to stay K8. Yeah, yeah, it's just the semantics of the way their code is written.

Sam.

Yes.

I'll let the boss answer that one.

Yep, got it programmed.

One second.

If that's potential, if we have enough funds from, then we'll be able to do that, but it's very expensive to renovate the existing builds.

So just so people know what the questions were, let me repeat. So the first question was about the material, the exterior material on the facade. Would we match the stone? We're going to reclaim what stone we can from the rectory and from the front facade of the current church to reuse, but then the plan is to use brick masonry that blends

with the, with the, this color of the stone work. The second question was, oh, there was a question about whether the school was K-8 or K-12. The school is K-8, but the zoning designation with the city of Sandy Springs is private school K through 12.

And so that's why it's labeled that way. And then the third question was, how often would the bells ring? And we didn't have a, we don't know, yet to be determined.

Thank you.

To be clear, even though it's permitted, there is no intention to do anything beyond the existing K. So there's no high school that is contemplated in any way. Exactly. No high school, K-8 and roughly similar enrollment, 500 students.

You.

And.

Sorry. Yep, right there. So the space, the zoning says we need 233 spaces after all five are done under the cap.

So the plan is to, so currently we have 325 spaces. The plan is to add an additional 40, which will take us to 365 with, I think it was maybe 20 handicap spaces. With code, even with the additional square footage that's proposed, we're going to exceed the

the minimum requirements that Sandy Springs has for parking.

See, we're gonna exceed it, correct? Yeah, that the city.

Zoning for cities and when it in regards to off-street parking is basically they give you a bare minimum that you have to have. They don't, it doesn't always work with what's what reality has. So for us, adding the additional 40 parking spaces will be, you know, will make it easier for the campus.

the school and the parish to exist. And right now, because it's a school and a church, we could get a parking easement where we can share that parking and far exceed the requirements of the city of Sandy Springs.

No, no parking structure. Interrupt for one second.

All the windows down, and it's foreign rants from almost anyone here.

Speed.

My question over just.

To the uses, are there any new uses that are proposed or when you strike any future uses like a restriction of high school or are there any new uses like mausoleums?

So the question was, was there going to be any proposed use changes? So there is a columbarium that's included as part of phase 2B. And for those that don't know what a columbarium is, it's cremated remains of people.

placed in urns inside a nice set of lockers. It's just the easiest way to describe it. I

know that makes it sound a little inhumane, but they're basically, you've probably seen them on cemetery campuses. They're usually granite clad walls that niches can be placed in. So there is the plan to include a columbarium

as part of the campus. As far as uses, it still comes down to place of worship, private school, K through 12 with no intention to go to K-12. It's going to stay K-8, but that's

their language that they use. And then the day, or not daycare, the pre-K program, which has already been approved as a conditional use back in 1988 by Fulton County.

Can you point out on the spot where the following barrier would be placed?

Right here. So it's tucked in between the two buildings and a courtyard. So it's not visible from the public right away. You would actually have to come into the campus in between the two buildings into that courtyard space.

Very private. That's the whole idea of columbariums is that you don't want to hear traffic. You don't want to hear the hustle and bustle of, you know, of modern day life. You want it to be a just a place of reflection, quiet prayer, prayer type space.

Would you quite like this?

Yeah.

Sure. So currently, the main entrance to the campus comes off of Spalding Drive, adjacent to the church. Our proposal is to actually move that to the outer edge of the campus to make it safer for pedestrians when they're in the campus. So currently, Traffic comes in and then exits out. Our proposal is to have it come in and out and get rid of that one curb cut. And then Glen Ridge stays the same. And then there is a loop drive that comes in front of the church that currently flows in and through and back out.

from Spalding to Glen Ridge, we're proposing to reverse the flow of that so that the cars can come in from Glen Ridge and then into the campus without going back out onto the city streets, again, trying to minimize the impact of traffic on the two streets. And it also gives it, when you're dropping somebody off in the front of the church, It's always best to have the passenger side of the vehicle closest to the building that you're dropping them off at.

Ted.

In Glen Bridge, and in Sandy, it is falling bright.

The yellow yellow line has to be.

Cut off on all the endisms and exits.

That, that would be, yes, that would be something you'd have to tell the, yes.

We thought, because they retired. Yeah, we can.

As part of well.

And we are doing a partial traffic report as part of this. So we're working with the city engineers, just had a call with them last week. So there will be a minor traffic report that's submitted as part of this.

Yeah.

Yeah.

I guess.

Do you?

The.

Andy.

So, the the sides in the back.

Of the property.

That's odd. Most of it's already fenced. There's no plan to fence the front of the property or gate the front of the property.

Sleeping pics.

I guess my follow-up, you know, I don't see new building, news, news, faces, like, you know.

Are you guys doing camps? Are you doing? I mean, this is an expansion of the facility, which means an expansion of activities. Is that a consideration? Are there more activities, more traffic? I'm going to go ahead and answer that. So a couple of things. Regarding the church, you will not be seeing any more.

the church artists. So the goal is not going to be succeeding in the church. The reason we are upgrading and replacing some of our delays is because when we are usually planning on this building, they didn't look into the future as far as planning for the needs that the parents had at that time. Right now, we have to rent many of our parishioners are here.

We have to remnant any demand we do all because we don't have one room that can hold everyone. And so that's really the purpose of the parent planning center is to have a space where we can all gather two times a year, the whole parent comes together, the Mixture Expo and Mixture Dinner.

And so, right now, when we use this building, we put a tent out front, we get it permitted and pass. And then we had on that, I mean, there's a big tent that we put outside of the church, so we have to put people outside in weather because we don't have.

So, we're describing in the comedy.

Right now, we have plans for phase 2A and 2B. This is a master plan. I could take it to the next several years, but we have a plan we have for the open buildings just yet.

If you're putting the play around.

Things onto the field, does that mean I saw early on? The plan is to, so right now

there's quite a slope from the drive that runs along that this portion of the property down to the play field. It drops probably 15 feet. The plan is to cut in and place a retaining wall.

along that edge to regain that property and tuck the playground equipment in along the side of that retaining wall, which will also help buffer the sound and the views of that playground from outside of the campus because we're sort of creating almost a sound barrier and a visual barrier with that wall.

Yes, soccer gate, yeah, there will still be soccer games and there's a small running track that runs around that that doesn't change. It might be moved slightly in order to get the playground equipment to fit in there, but the goal really is for safety of the children to relocate that equipment down to the play field. So there's already a rec field and there was a question in the

chat where someone had asked about playgrounds and setbacks. So there's a 100 foot setback from recreational fields or play fields from protected neighborhoods, which is everything that wraps around that play area. So based on the fact that this was built sort of pre-existing,

that we're not increasing or going further into those setbacks, but we already exist in that setback as is now. So we're not going to shrink it, but we're not going to expand any further into it.

Yeah.

Yeah.

Looking into the future, are any of these new buildings or renovated buildings going to be built in such a way that it could have parking underneath the buildings and not have to do surface parking? That's not planned. We're not planning any parking structures.

So it was.

Which is basically a parking structure once you start stacking cars underneath buildings. It just, it's not an efficient way. We would have to take, we would have to, you know, take the entire school and church building down, raise them up to put a level of parking, like Atlantic Station, it wouldn't make any sense.

Hi, sorry to ask about the playground again. My house is on the other side of it. I'm a little curious as to what the yellow. No, that's just marking where the playground itself would be. It's not a building. It would, that area would be rubberized.

play surface with playground equipment on it.

No, down lower on the same level as the soccer field. So the plan is, and I can, I'd be

happy to share, I don't have them with me now, but the plan is to basically leave the, there's a utility building and a wood privacy fence. Yep, those stay. And then we're going in the driveway stays as well. So there's an asphalt driveway. Then we're going to come in

right next to the driveway and basically cut the grade down roughly 15 feet to the level of where the play field is. And then the playground equipment is going to be sunken down. Yeah. Because that's where I mentioned it.

No, you won't see it. I think we even looked at sight lines. If you were upstairs looking out a window, you will not see the playground equipment. And I think the wall will also buffer the sound. Now, if there's a soccer game going on down on the field, you probably hear it. And that, yeah, and that won't change. Yeah. But yes, so all the playground equipment, will be on the same level as the actual field itself.

So, would you?

Collins.

Yeah.

Yeah.

Anymore questions?

August.

**** all.

Boland.

Here, I think this is very participating, very informative, and...

gives me a lot of encouraging.

not only for your executive clients, but also what you're going about them.

I just wanted to thank you.

No, the exterior of this building stays the same. It's just the preschool would take over the lower level. This room would stay as meeting space. The staff offices would be relocated to the new building.

And I think that becomes life team meeting space. So, so this building would look exactly like it does today, other than I think we have a little a little loop drive that we would have that that to access the lower level. Are you really asking if your voting place?

Yes, could be answered.

With you.

Good, yeah, good.

Tell me.

Bunnell.

Of which piece?

Ace.

Two.

It was like.

Yeah.

We didn't ask. Yeah, that was all about today.

About 4 phase 2A.

Well, this process that we're going through with the City of Sandy Springs is going to take us through into the fall. So there's another meeting. This is community meeting one. There'll be community meeting two that'll be at the City of Sandy Springs, date to be determined. I believe you'll get a letter if you received a letter because you live in the area, you'll get another letter.

New signs will be posted once that date's determined. Also, virtual link will be as part of that. Following community meeting two, if everything's, if we stay on track, we'll wrap up with planning commission and then the city council to vote. And that would be in

Yeah, OK.

So this is the first step. And then what needs to happen is we need to dig back into the project and actually start designing it other than just the pretty pictures, the nuts and bolts, contract documents that go together, that go out to contractors for bidding and negotiation. And so that's going to take, you know, another eight months. So best case scenario is if that money's in the bank, they're ready to go, probably the earliest you would see something happen would be next summer. That's the earliest.

And it, but whatever approvals we get, there's no timeline tied to the approvals. So it best case next summer, it could be sometime thereafter.

That's everything we've got to share with you tonight. So thank you again. I do have one, somebody asked me about the columbarium and one true or false question to ask you all. There are, is there, is there a cemetery in

The subdivision. Where?

Sudbury, are the homeowners here tonight? No? Because there's like, I believe it's about four or five people buried in their backyard going back to the 1800s. So we went as a staff recently to, or about a year ago, to just

look at it and also to pray there for those people. But some of the original people who lived in this area when, I guess before the Spauldings even owned it, it was going back to the 1800s. So I thought that was an interesting little, you know, we all like Sandy Springs history to know more about our place, but A lot of people probably don't know. Even in our subdivision, we have some great history and some neighbors right there, right, near you guys as well, right? So again, thank you all very much. If you've got any final comments or emails, you can just send them to us and we'd love to hear any feedback from you. And thank you all for making the time this evening to be here for this four-hour meeting and for watching online as well. Thank you all very much. God bless you all.

Yeah.

You.

Yes, I just wanted to ask. Yes, actually.

● **Michael Boland** stopped transcription

U-26-5 20260622 COMMUNITY MEETING I TEAMS CHAT LOG SCREENSHOTS

Community Meeting (CM1) for CUP application for Saint Jude the Apostle Catholic Church

External

Join

4

Some people in this chat are outside your org. It's possible they have message-related policies that will apply to the chat. [Learn more](#)

Michael Boland joined the conversation.

Chat has been turned on for this meeting.

Smith Boland was invited to the meeting.

Michael Boland named the meeting Community Meeting (CM1) for CUP application for Saint Jude the Apostle Catholic Church.

Yesterday

Yesterday 5:30 PM Meeting started

Yesterday 5:30 PM Recording started automatically per the organizer's setting.

Lia English was invited to the meeting.

Lia English left the chat.

Lia English was invited to the meeting.

Lia English left the chat.

Kevin was invited to the meeting.

Yesterday 5:55 PM

Reminder: Everyone please include your name, physical address and email address via the chat, thank you!

Steve was invited to the meeting.

Lia E was invited to the meeting.

Lia E left the chat.

Ronda Smith was invited to the meeting.

Yesterday 6:01 PM

Reminder: Everyone please include your name, physical address and email address via the chat, thank you!

Lia E was invited to the meeting.

Lia E left the chat.

Ronda Smith

Yesterday 6:02 PM

RS

Ronda Smith president@sandyspringscouncil.org

Lia English was invited to the meeting.

Mary Peterka was invited to the meeting.

Mary Peterka left the chat.

Mary Peterka was invited to the meeting.

Mary Peterka left the chat.

Yesterday 6:19 PM

If you have any questions, please type them in the chat and we will get to them, thank you!

Ronda Smith

Yesterday 6:19 PM

RS

Can you repeat audience questions please

Can you put up the early slide showing the required setbacks?

Can't hear audience questions...

Repeat the questions

Please put up setback slide...I have setback questions

Thanks

Yesterday 6:23 PM

Yes one second!

The question was asked how will traffic change in relation to our proposed master plan

Ronda Smith

Yesterday 6:29 PM

RS

Since there is a 100' outdoor recreation setback how can the playground be placed where you have proposed?

What was the question?

Yesterday 6:30 PM

The question was asked if we will be placing any new fencing or screening along the front of the campus

The question was asked how we will be expanding in terms of our master plan and current uses

The question was asked if we will be placing any new fencing or screening along the front of the campus

The question was asked how we will be expanding in terms of our master plan and current uses

The question was asked if we placed the playground in the existing playfield will there be any soccer games still occurring in the playfield

The question was asked if we will be adding any underground parking

Ronda - The existing playfield already exists in the set back, we are not shrinking or expanding further than what already exists, only adding playground equipment



Does anyone have any further questions?

The question was asked if the ministry building would be renovated on the exterior facade or strictly interior

Just an additional **Reminder**; Everyone please include your name, physical address and email address via the chat, thank you!

Kevin left the chat.

Yesterday 6:41 PM

Thank you everyone who joined us online !

Steve left the chat.

Yesterday 6:42 PM Meeting ended: 1h 11m 51s

Community Meeting (CM1) for CUP application for Saint Ju...
Monday, June 22, 2026 5:45 PM - 8:45 PM

[View recap](#)

Content

Transcript

Attendance

Yesterday 6:42 PM Recording stopped.

Yesterday 6:45 PM Recording has been saved to Michael Boland's OneDrive and will expire in 120 days. [Remove expiration](#)

Community Meeting 1 Sign-In Sheet



Meeting Information	
Case Number	U-26-5
Meeting Date	June 22, 2026
Meeting Location	Ministry Hall of the Ministry Building @ 7171 Glenridge Drive, Sandy Springs, GA 30328. -
Virtual Meeting Link	https://teams.microsoft.com/meet/246627862040066?p=M6TTtQEtxyWFmXeOkj

Sign-In Sheet		
Name	Address	Email
Vicki Black	7090 Glenridge D	
Kathleen Kamille	636 Jefferson Cir N.E. 30328	
Julie Dangel	6935 Northgreen Dr	
Anne Sherwood	7035 Northgreen Dr	
C. Rezelette	8740 Bayvalle Dr	
Cindy Young	7065 Northgreen	
Nigel Corley	7160 Northgreen	
Kathy Franch	7075 GLENRIDGE	
Joanne Reel	6970 Northgreen	
Zach Zach	= "	
Lawrence Frank	7130 Northgreen Dr, NE	
Colin Martin	110 Bayvale Ct	

[illegible]

[illegible]

1. Summary

Meeting title	Community Meeting (CM1) for CUP application for Saint Jude the Apostle Catholic Church
Attended participants	11
Start time	6/22/26, 5:30:37 PM
End time	6/22/26, 6:42:27 PM
Meeting duration	1h 11m 50s
Average attendance time	28m 25s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
Michael Boland	6/22/26, 5:30:39 PM	6/22/26, 6:42:27 PM	1h 11m 47s	michael@smithboland.com	michael@smithboland.com	Organizer
Smith Boland	6/22/26, 5:30:59 PM	6/22/26, 6:42:27 PM	1h 11m 28s	info@smithboland.com	info@smithboland.com	Presenter
Lia English (Unverified)	6/22/26, 5:47:30 PM	6/22/26, 5:48:29 PM	58s			Attendee
Kevin (Unverified)	6/22/26, 5:53:58 PM	6/22/26, 6:41:42 PM	47m 43s			Attendee
Steve (Unverified)	6/22/26, 5:58:59 PM	6/22/26, 6:41:50 PM	42m 50s			Attendee
Lia E (Unverified)	6/22/26, 5:59:44 PM	6/22/26, 5:59:46 PM	1s			Attendee
Ronda Smith	6/22/26, 6:00:33 PM	6/22/26, 6:42:16 PM	41m 43s			Attendee
Lia E (Unverified)	6/22/26, 6:01:58 PM	6/22/26, 6:01:59 PM	1s			Attendee
Lia English (External)	6/22/26, 6:06:34 PM	6/22/26, 6:42:27 PM	35m 53s	lenglish@judeatl.com	lenglish@judeatl.com	Attendee
Mary Peterka (Unverified)	6/22/26, 6:11:52 PM	6/22/26, 6:12:04 PM	12s			Attendee
Mary Peterka (Unverified)	6/22/26, 6:13:41 PM	6/22/26, 6:13:43 PM	2s			Attendee

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Michael Boland	6/22/26, 5:30:39 PM	6/22/26, 6:42:27 PM	1h 11m 47s	michael@smithboland.com	Organizer
Smith Boland	6/22/26, 5:30:59 PM	6/22/26, 6:42:27 PM	1h 11m 28s	info@smithboland.com	Presenter
Lia English (Unverified)	6/22/26, 5:47:30 PM	6/22/26, 5:48:29 PM	58s		Attendee
Kevin (Unverified)	6/22/26, 5:53:58 PM	6/22/26, 6:41:42 PM	47m 43s		Attendee
Steve (Unverified)	6/22/26, 5:58:59 PM	6/22/26, 6:41:50 PM	42m 50s		Attendee
Lia E (Unverified)	6/22/26, 5:59:44 PM	6/22/26, 5:59:46 PM	1s		Attendee
Ronda Smith	6/22/26, 6:00:33 PM	6/22/26, 6:42:16 PM	41m 43s		Attendee
Lia E (Unverified)	6/22/26, 6:01:58 PM	6/22/26, 6:01:59 PM	1s		Attendee
Lia English (External)	6/22/26, 6:06:34 PM	6/22/26, 6:42:27 PM	35m 53s	lenglish@judeatl.com	Attendee
Mary Peterka (Unverified)	6/22/26, 6:11:52 PM	6/22/26, 6:12:04 PM	12s		Attendee
Mary Peterka (Unverified)	6/22/26, 6:13:41 PM	6/22/26, 6:13:43 PM	2s		Attendee

Community Meeting II Sign-In Sheet



Meeting Information	
Case Number	U-26-5
Meeting Date	July 30, 2026
Meeting Location	Barfield Room at City Hall located @ 1 Galambos Way, Sandy Springs, GA 30328
Virtual Meeting Link	https://teams.microsoft.com/meet/285689383174561?p=YxDYjNDSjFyBW7Ww58

Sign-In Sheet		
Name	Address	Email
John Schiavone	9210 Stoner Ridge Ln.	
Mike Higgins	294 Fox Run Ln	
Colleen Tyner	280 Amherst Ct 303	
Molly Dean	6980 Hunters Branch Dr	
Katleen Woods	1081 Winding Branch Dr	
MSGR. JOE CORBETT	7171 GLENRIDGE DR	
Mary Elizabeth McMahon	6192 Ferry Drive	
George B. Jones	230 Dreammen Ct	
Mary Peterka	7060 Northgreen Dr	
Riguel Cornejo	7160 Northgreen	
Mary Martin	902 Ashford Pkwy.	
NEIL T. JOHNSON	4933 CAROL LN	
NIDA MUDD		
Marta Merriman	1101 Woodcliff Dr	

07.30.2026

RE: U-26-5 Community Meeting II Summary

Community Meeting II, held on behalf of Saint Jude the Apostle Catholic Church/AOA Parish Real Estate Trust located at 7171 Glenridge Drive, Sandy Springs was held on Thursday, July 30 @ 6pm in the Barfield Room at Sandy Springs City Hall. Following is a summary of that meeting.

LaQuita Williams, Planner II for the City of Sandy Springs, officially started the meeting @ 6pm. LaQuita briefly introduced the project and provided the ground rules for the meeting. LaQuita then introduced Michael Boland of Smith Boland Architects, who is the applicant on behalf of the Saint Jude the Apostle Catholic Church/AOA Parish Real Estate Trust.

Michael Boland began his presentation by reiterating that the Conditional Use Permit request is for Saint Jude the Apostle Catholic Church to continue operating on the property as they have for the past 65 years, just with renovated or new facilities under the jurisdiction of the City of Sandy Springs in lieu of Fulton County.

The PowerPoint presentation focused on the multi-phased Master Plan that the church had developed over the past few years. Images of six potential phases were illustrated and described. It was stated that there was no schedule or time-frame as to when the phased projects would happen, but that Phase One, which included the construction of a new rectory on a neighboring parcel, was completed in April of this year, and that the church had started a capital campaign with the focus of raising the funds to construct Phase Two A & B (the Parish Center and renovation/expansion of the existing Church). The goal is to build Phase Two in the next few years, with the earliest possible start of construction happening in the summer or fall of 2027.

The site plan that was submitted with the application for Conditional Use Permit that illustrates the 6 potential phased projects was presented as a power point slide and on a presentation board on display, as was the current property survey. Following the phasing plan presentation, four rendered 3-dimensional images of the Phase Two A & B project were presented. The images focused on what the campus might look like when completed from the vantage point of Spalding and Glenridge Drives. This completed the presentation and the floor was opening up for Q & A. Following is a list of questions along with the responses from the Church and design team (*in italics*):

- Will the proposed project and construction impact the campus and the neighborhood? *Yes, there will be disruptions during construction. The goal is to minimize those disruptions so that the school, the church and the neighborhood are minimally impacted.*
- Will any of the proposed changes increase the seating in the church? *No, there are no plans to drastically increase the seating capacity of the church. We may add some additional seating if a choir balcony is added (yet to be determined).*
- Will any of the proposed changes increase the enrollment of the school? *No, the school enrollment will remain the same.*

PETS

From A1

Services and the LifeLine Community Animal Center. Throughout August, adoption fees are \$25 and include spay/neuter surgery, a microchip and essential vaccinations — services LifeLine said are valued at more than \$250. “During challenging times, pets provide comfort, companionship and unconditional love,” Timyka Artist, public relations manager for LifeLine Animal Project, said in a statement. “We know Metro Atlanta has a big heart, and we’re inviting everyone to join us in making this one of our most successful lifesaving campaigns yet.” The campaign will conclude with the Clear the Shelters Grand Finale from Aug. 27-31, when adoption fees for dogs and cats will be waived. Since its launch in 2015, NBCUniversal’s Clear the Shelters campaign has helped more than 1.3 million pets find homes

nationwide. Last year, LifeLine Animal Project helped more than 1,500 pets find homes through the campaign. This year, the organization hopes to increase that number by helping 2,000 pets find families. LifeLine also encourages community members to support pets and their owners through fostering and resources that help families keep the animals they already love. The organization provides assistance for pet owners facing financial hardship, housing challenges or difficulty affording veterinary care. Residents interested in adopting or learning more about available resources can visit any LifeLine shelter location, including Fulton County Animal Services at 1251 Fulton Industrial Blvd. NW, DeKalb County Animal Services at 3280 Chamblee Dunwoody Road, or the LifeLine Community Animal Center at 3180 Presidential Drive. Information about pet owner assistance is available through LifeLine Animal Project’s resources webpage.



Alex Amos

Fulton County Clerk of Superior and Magistrate Court Ché Alexander speaks to new board members.

FIND US ON SOCIAL MEDIA

FOLLOW US @NorthsideNbr

FIND US /NeighborNewspapers

SANDY SPRINGS NOTICE OF CONDITIONAL USE PERMIT	
Petition Number:	U-26-5
Petitioner:	Michael Boland Smith Boland Architects
Property Location:	7171 Glenridge Drive St. Jude the Apostle Catholic Church & School
Request:	Request for a Conditional Use Permit to amend conditions of U02-0010 to allow for site improvements.
Public Hearing:	Planning Commission September 16, 2026 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 https://sandyspringsga.portal.civicclerk.com/ . For instructions on how to provide public comment during the Public Hearing, please visit http://spr.gs/publiccomment .

ENTER NOW!
Online
Registration
NORTHGEORGIASTATEFAIR.COM

ENTER YOUR FLOWERS & NON-COMMERCIAL EXHIBITS

NON-PERISHABLE AND ARTS & CRAFTS EXHIBITS
Saturday, September 19: 12:00 pm - 6:00 pm
Sunday, September 20: 1:00 pm - 4:30 pm

AGRICULTURE-HORTICULTURE
See First Flower Show

BAKED GOODS SHOW
Tuesday, September 22: 2:00 pm - 8:00 pm

FIRST FLOWER SHOW
Wednesday, September 23: 6:00 pm - 8:30 pm
Thursday, September 24: 8:30 am - 11:30 am

SECOND FLOWER SHOW
Tuesday, September 29: 6:00 pm - 8:30 pm
Wednesday, September 30: 8:30 am - 11:30 am

The Marietta Council of Garden Clubs, Inc. and The North Georgia State Fair Association in cooperation with the Garden Club of Georgia, Inc. and National Council of State Garden Clubs, Inc. will present two standard flower shows "Fair Nights Under Stars and Stripes".

FOR MORE INFO, CALL:
BEFORE SEPT. 2ND: 770.423.1330
AFTER SEPT. 2ND 770.528.8989

JIM R. MILLER PARK, MARIETTA

NORTHGEORGIASTATEFAIR.COM

\$250 CASH PRIZE FOR FIRST PLACE:
Largest Pumpkin | Largest Watermelon
Best of 1st Flower Show | Best of 2nd Flower Show
Best Overall Quilt | Best of Show - Youth Exhibit

SPECIAL AWARDS FOR 2026!
LOIS LEWIS AWARD - The person under 18 that is awarded the most blue ribbons, will receive a \$250 cash prize and a giant blue ribbon. The award is named in honor of Lois who has worked at the fair for over 30 years, always at the children/youth table.

MARILYN ELLIS AWARD - The person over 18 that is awarded the most blue ribbons, will receive a \$250 cash prize and a giant blue ribbon. The award is named in honor of Marilyn who gave over 30 years of service to the fair.

Directions from I-75: Take I-75 to Windy Hill Rd. (Exit #260). Go west approximately five miles on Windy Hill Rd. and turn right on Austell Road. Turn left on County Services Parkway then left on Al Bishop Dr. Jim R Miller Park will be on your left.

and Conference Center. “Their work helps ensure that every property owner has access to a fair, impartial, and transparent review process,” Fulton County Clerk of Superior and Magistrate Court Ché Alexander said. “For our community, that means confidence that property tax disputes are decided based on the facts and the law — not opinion or influence.” The boards are made up of community members who serve three-year terms. Before hearing appeals, members must complete a 40-hour

certification course through the Georgia Department of Revenue, followed by eight hours of continuing education each year. The training covers property tax law, appraisal principles, ethics, hearing procedures, and due process. “Every decision they make contributes to the integrity of our property tax system and reinforces public trust in government,” Alexander said. “I am grateful for their service and for the professionalism they bring to this important responsibility.” Alexander encouraged res-

idents interested in serving to apply, noting that applicants do not need a background in law or property appraisal. “You don’t have to be an attorney or appraiser to serve,” Alexander said. “What matters most is integrity, impartiality, sound judgment, and a commitment to treating every resident with respect.” Fulton County property owners interested in serving on a Board of Equalization can contact the Clerk’s Office at 404-613-7792 for information and an application.

More photos on page A10

Fulton County boosts poll worker recruitment for upcoming midterms

By Alex Amos
aamos@mdjonline.com

Fulton County election officials are stepping up efforts to recruit poll workers to staff voting locations for the Nov. 3 midterm election. On Aug. 11, the county will mark National Poll Worker Recruitment Day by holding outreach events to inform residents about serving at polling places. Officials are seeking workers to help operate 31 advance voting sites from Oct. 12 through Oct. 30, as well as 129 polling places that will open across Fulton County on Election Day. Residents interested in serving must be U.S. citizens who are at least 16 years old, able to read and write English, and willing to work approximately 16 hours on Election Day, from 5 a.m. until about 9 p.m., after polls close at 7 p.m. Applicants who

live outside Fulton County may qualify by obtaining a signed poll worker employment waiver from an adjacent county. All selected workers are required to complete in-person training before serving. Poll workers will be in charge of assisting with nearly every aspect of Election Day operations, including opening polling locations, checking in voters, issuing ballots, explaining voting procedures, and helping voters use ballot-marking devices. The Fulton County Department of Registration and Elections’ Voter Education Outreach team will take charge of hosting informational recruitment events at the following locations throughout the county for National Poll Worker Recruitment Day: ♦ Fulton County Government Center Atrium, 141 Pryor St. SW, Atlanta, from 11 a.m. to 2 p.m.

♦ Adams Park Library, 2231 Campbellton Road SW, Atlanta, from 10:30 a.m. to 1 p.m.
♦ Roswell Road Library, 115 Norcross St., Roswell, from 11 a.m. to 2 p.m.
♦ Alpharetta Library, 10 Park Plaza, Alpharetta, from 1 p.m. to 3 p.m.
♦ St. Luke’s Episcopal Church, 435 Peachtree St. NE, Atlanta, from 6 p.m. to 8 p.m. “Serving as a poll worker allows residents to see firsthand how elections are administered while making an important contribution to their community,” Fulton County Registration and Elections Director Nadine Williams said. “These individuals are vital to conducting elections that are accessible, accurate and secure. Their service helps strengthen public confidence in the election process while encouraging civic participation.”

Meet our Pet of the Week: Taurus

Taurus is an adoptable dog from Fulton County Animal Services and LifeLine Animal Project in need of a forever home. Taurus is a 5-year-old black and brown female who weighs 57 lbs. For more information about this pet and others, visit lifelineanimal.org. When you adopt from Fulton County, your pet is already spayed or neutered, vaccinated and microchipped — a \$250 value. Most dogs are \$85 to adopt, while cats are \$65. Adoption fees help fund LifeLine’s mission to end the euthanasia of healthy and treatable dogs and cats in Fulton and DeKalb counties. LifeLine also seeks foster families to care for dogs and cats until they find permanent homes. Not ready to foster or adopt? You can still help local shelter animals by donating past issues of The Neighbor Newspaper. Shelters rely on newspapers to line kennels and absorb waste, and donations are always needed. Newspaper donations can be dropped off at Fulton County Animal Services, 1251 Fulton Industrial Blvd. NW, Atlanta.

Special Photo: Fulton County Animal Services

Taurus is an adoptable dog from Fulton County Animal Services and LifeLine Animal Project in need of a forever home.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, September 16, 2026

Case: **U-26-5 – 7171 Glenridge Drive**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: August 14, 2026

REQUEST

Request for a Conditional Use Permit to amend conditions of U02-0010 to allow for site improvements.

APPLICANT

Property Owner:	Petitioner:	Representative:
The AOA Parish Real Estate Trust	Michael Boland Smith Boland Architects	Michael Boland Smith Boland Architects

SUMMARY

The applicant requests a Conditional Use Permit for a phased Master Plan to renovate and provide new school/worship facilities for an existing Place of Worship and Private School.

RECOMMENDATION

Department of Community Development

Staff recommends of **Approval of Conditional Use Permit U-26-5.**

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received June 9, 2026
2. “*St. Jude the Apostle Catholic Church & Parish/Private School – Turn Lane Determination Memorandum*” Prepared by Kimley Horn and received July 31, 2026.

Plans:

1. “2023.08.22-Topographic Survey-230046.pdf” prepared by W&A Engineering. Received February 26, 2026.
2. “17002 20260521 SJACC Master Plan.pdf” prepared by Smith Boland. Received June 1, 2026.
3. “Existing and Proposed Impeverious Surface Ct” prepared by Micahel Boland Architects.

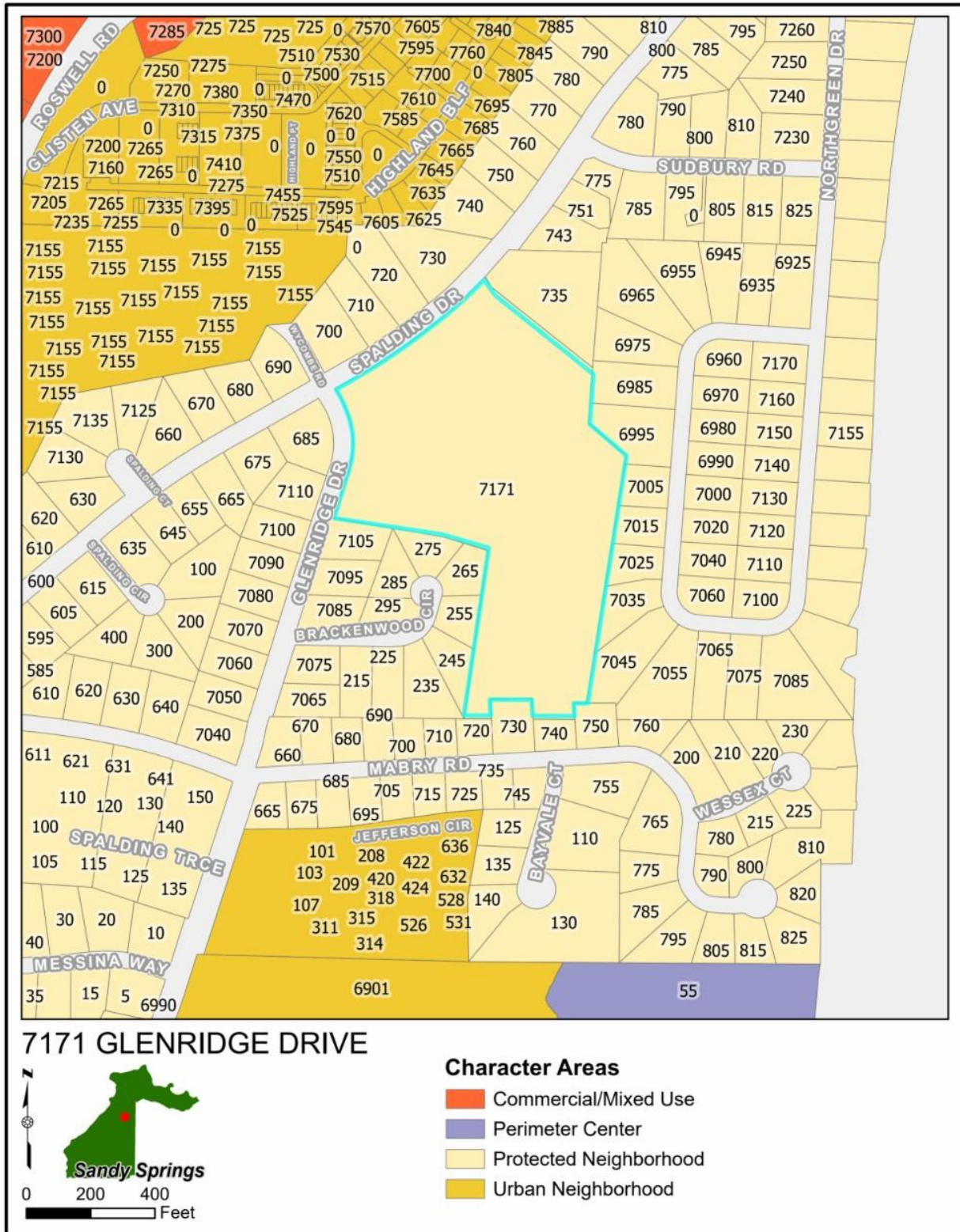
PROPERTY INFORMATION	
Location:	7171 Glenridge Drive (Parcel #17 0033 LL0345)
Council District:	4 – Frank Roberts
Road frontage:	Approximately 576 feet of frontage on Spalding Drive Approximately 420 feet of frontage on Glenridge Drive
Acreage:	Approximately 17.61 acres
Current Zoning: Existing Land Use:	RE-2 (Residential Estate – 2-acre minimum lot size) Church
Previous Zoning Case/Cases:	U88-74 (approved with conditions) – a request for a lighted private recreation court in a R-2 (residential) zoning classification. U02-0009, U02-0010, and 2002VC - 0025 (approved with conditions) a request for the expansion of a church and private school in the R-2 zoning district.
Character Area:	Protected Neighborhood

PROCESS			
First Community Meeting:	Second Community Meeting:	Planning Commission Hearing:	Mayor and City Council Hearing:
June 22, 2026	July 30, 2026	September 16, 2026	October 20, 2026

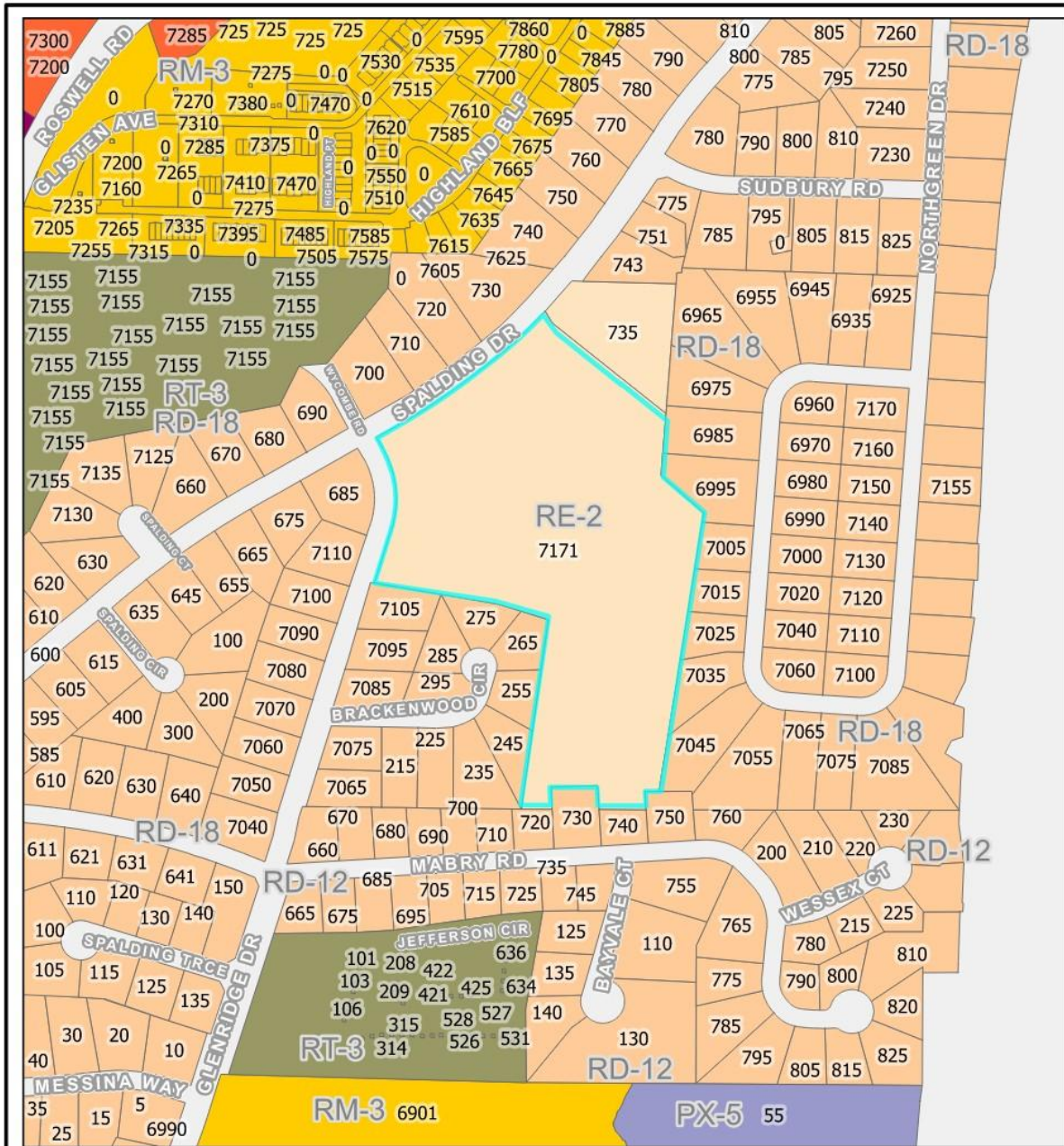
EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	700 Spalding Drive	0.77 acres
North	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	710 Spalding Drive	0.63 acres
North	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	720 Spalding Drive	0.82 acres
North	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	730 Spalding Drive	1.18 acres
North	RE-2 (Residential Estate – 2-acre minimum lot size) Single Family Home	735 Spalding Drive	1.90 acres
East	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	6985 Northgreen Drive	0.78 acres
East	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	6995 Northgreen Drive	0.87 acres
East	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	7005 Northgreen Drive	0.44 acres
East	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	7015 Northgreen Drive	0.44 acres
East	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	7025 Northgreen Drive	0.46 acres
East	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	7035 Northgreen Drive	0.59 acres
East	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	7045 Northgreen Drive	1.05 acres
South	RD-12 (Residential Detached – 12,000 square-foot minimum lot size) Single Family Home	750 Mabry Road	0.45 acres
South	RD-12 (Residential Detached – 12,000 square-foot minimum lot size) Single Family Home	740 Mabry Road	0.33 acres
South	RD-12 (Residential Detached – 12,000 square-foot minimum lot size) Single Family Home	730 Mabry Road	0.50 acres

South	RD-12 (Residential Detached – 12,000 square-foot minimum lot size) Single Family Home	720 Mabry Road	0.32 acres
South	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	245 Brackenwood Circle	0.66 acres
South	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	255 Brackenwood Circle	0.43 acres
South	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	265 Brackenwood Circle	0.49 acres
South	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	275 Brackenwood Circle	0.49 acres
South	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	285 Brackenwood Circle	0.53 acres
South	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	7105 Glenridge Drive	0.50 acres
West	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	685 Spalding Drive	0.77 acres
West	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	7110 Glenridge Drive	0.53 acres
West	RD-18 (Residential Detached – 18,000 square-foot minimum lot size) Single Family Home	7100 Glenridge Drive	0.24 acres
PROPOSED DEVELOPMENT			
--	RE-2 (Residential Estate – 2-acre minimum lot size) Private school and church	7171 Glenridge Drive	17.61 acres

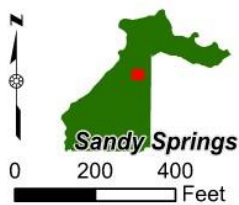
CHARACTER AREA MAP



ZONING MAP



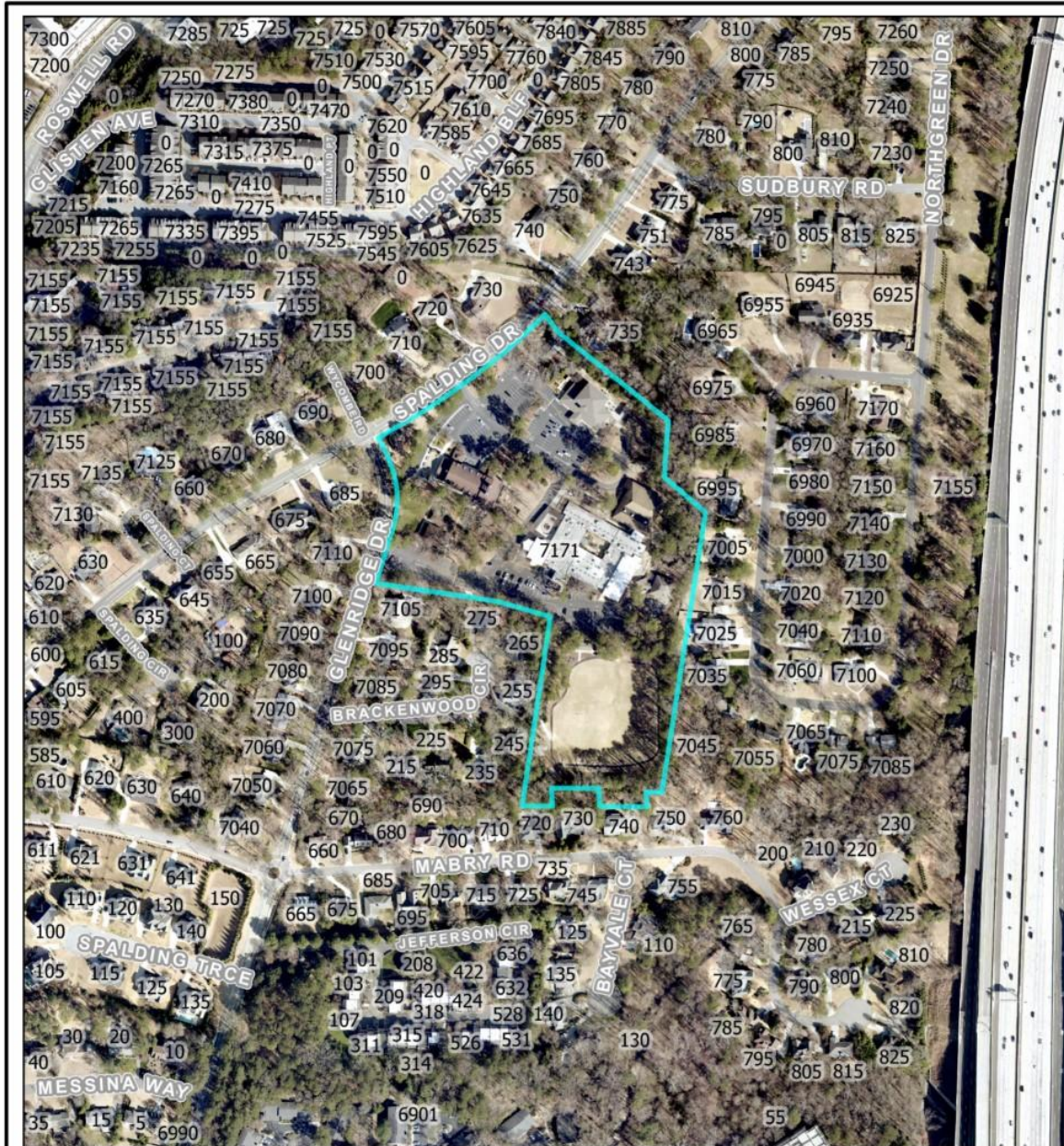
7171 GLENRIDGE DRIVE



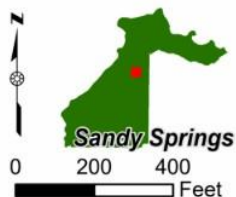
Zoning (Adopted 8-15-2017)

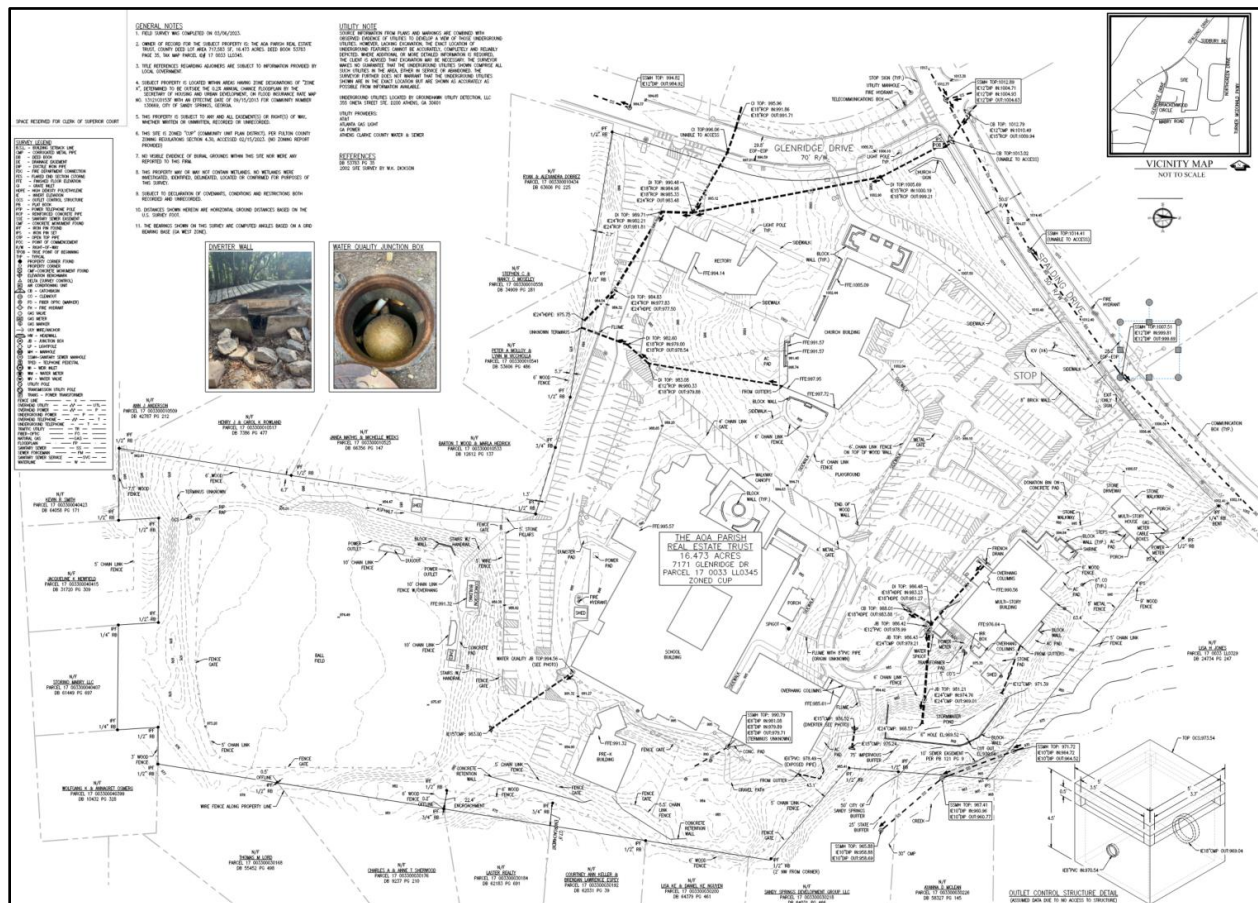
■ CX - COMMERCIAL MIXED USE	■ RM - RESIDENTIAL MULTI-UNIT
■ CC - COMMERCIAL CORRIDOR	■ RT - RESIDENTIAL TOWNHOUSE
■ RE - RESIDENTIAL ESTATE	■ PX - PERIMETER MIXED USE
■ RD - RESIDENTIAL DETACHED	

AERIAL IMAGE



7171 GLENRIDGE DRIVE





EXISTING DEVELOPMENT

The 17.61-acre subject property is zoned RE-2 (Residential Estate – 2-acre minimum lot size). It is currently developed as a Place of Worship and private school serving Pre-K to 8th grade. The site has a ministry building, gymnasium, playground, concessions and restrooms building, and a sports field. The rectory building has been demolished and placed offsite at 700 Spalding Drive NE. According to the applicant, The Place of Worship and School have been operational since early 1960's and more site improvements have been added on the property prior to the City of Sandy Springs incorporation.

The existing buildings total 101,283 square feet, with an existing parking count of 325 spaces, including 16 handicapped spaces.



Entrance to the property facing east from Glenridge Drive



View of the existing Church facing east from Glenridge Drive



View of existing elementary and middle school



View of existing preschool



View of existing sport field

PROPOSED DEVELOPMENT

The applicants are proposing to initiate a “*Campus Master Plan*” that includes several building and site improvements. The proposed development is planned to be undertaken in six phases.

Phase 1 involved the demolition of the former rectory and has been relocated offsite at 700 Spalding Drive NE, neither action required a modification of their existing Conditional Use Permit. The removal of the rectory makes room for the future relocation of the playground, which is part of this Use Permit request.

Phase 2 involves the building of a new, two-story parish life center with a dedicated dropoff as well as a renovation and expansion of the existing church, connection of the parish life center, renovation and expansion of parking lot, addition of a columbarium garden, and addressing of stormwater systems.

Phase 3 involves the renovation of the ministry building, relocation of the preschool, and demolition of former preschool building.

Phase 4 involves the expansion of the administrative area of the school building and the addition of a new exterior canopy.

Phase 5 consists of the development of a two-story gymnasium.

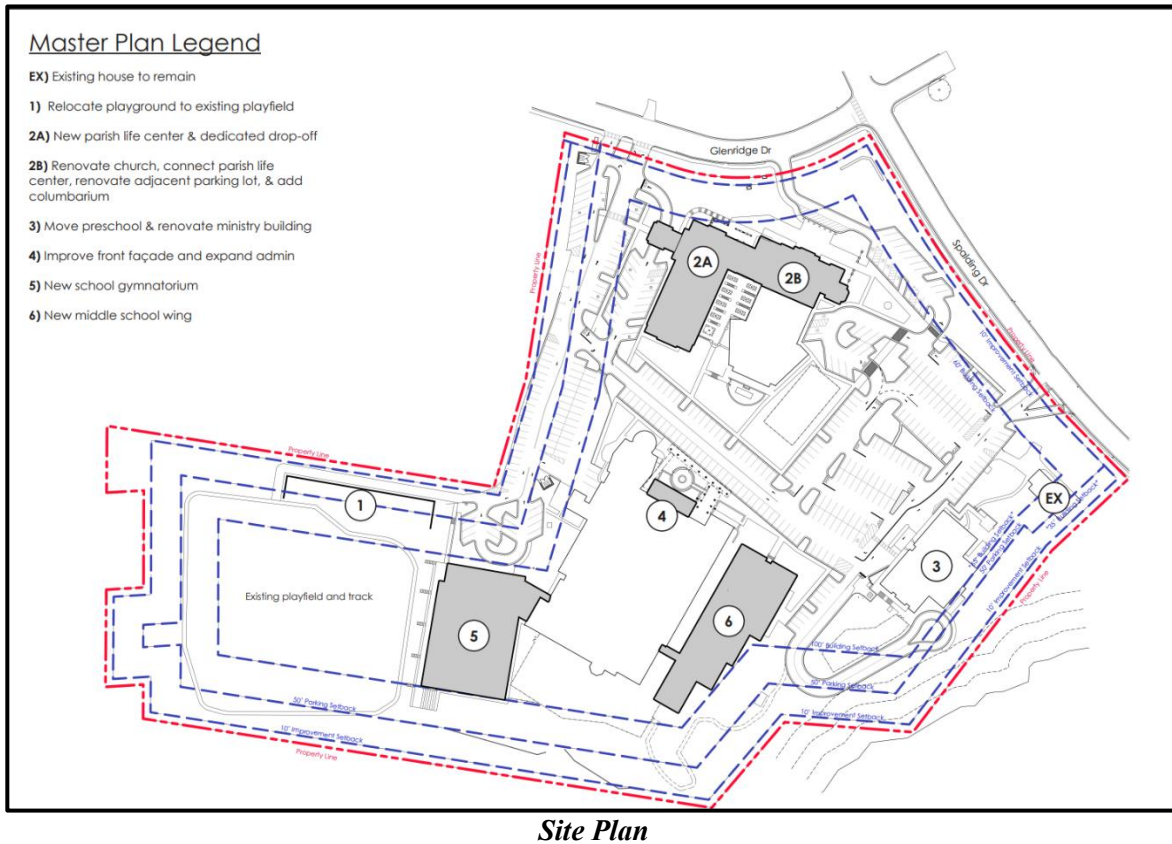
Phase 6 involves the demolition of the former gymnasium and the development of a new one-story middle school.

The applicants note that should they obtain approval of this Conditional Use Permit, phases 1 and 2 will move forward in 2027 or 2028 while the subsequent phases have no definite time period.

EXIST. IMPERVIOUS SURFACE CT.			
	IMPERVIOUS ASPHALT DRIVEWAYS	TOTAL	= 167,816 SF
	IMPERVIOUS SIDEWALKS AND/OR WALKWAYS	TOTAL	= 44,813 SF
	GROSS BUILDING FOOTPRINTS	TOTAL	= 88,122 SF
	TOTAL		= 300,751 SF
	TOTAL SITE AREA (AC)		= 16.473 AC
	TOTAL IMPERVIOUS (AC)		= 6.9 AC
	RATIO OF TOTAL SITE AREA TO IMPERVIOUS SURFACE		= 41.9%

NEW IMPERVIOUS SURFACE CT.			
	IMPERVIOUS ASPHALT DRIVEWAYS	TOTAL	= 176,723 SF
	IMPERVIOUS SIDEWALKS AND/OR WALKWAYS	TOTAL	= 47,922 SF
	GROSS BUILDING FOOTPRINTS	TOTAL	= 107,071 SF
	TOTAL		= 331,716 SF
	TOTAL SITE AREA (AC)		= 16.473 AC
	TOTAL IMPERVIOUS (AC)		= 7.6 AC
	RATIO OF TOTAL SITE AREA TO IMPERVIOUS SURFACE		= 46.1%

SITE PLAN (received June 1, 2026) (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 subject property is zoned RE-2 (Residential Estate – 2-acre minimum) and has been developed and operated for many decades as a place of worship, private school, and associated preschool. Pursuant to Division 7 of the Sandy Springs Development Code, the applicable institutional uses are permitted within the RE-2 District subject to approval of the required Conditional Use Permit(s).

The present application proposes a phased master plan for the renovation, replacement, modernization, and expansion of the existing campus facilities. Importantly, the proposed master plan does not seek an increase in the currently authorized operational capacities of the principal uses. Maximum private school enrollment will remain 525 students, preschool enrollment will remain limited to 50 children, and maximum occupancy of the place of worship will remain 700 persons.

Accordingly, the proposed uses are eligible for consideration through the Conditional Use Permit process, and this criterion is satisfied, subject to compliance with the applicable specific use standards and remaining Conditional Use Permit approval criteria.

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

Finding: Based on the submitted application and master plan, the proposed Place of Worship and private PreK–8 school comply with the applicable Article 7 Specific Use Standards. Any lot coverage and building height exceeding the underlying RE-2 district standards are addressed through the Conditional Use Permit process as expressly permitted by Article 7. No variances are required for this application; therefore, this criterion is satisfied.

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

Finding: The subject property has operated for many decades as a place of worship and private educational campus. The Next Ten Comprehensive Plan recognizes schools and places of worship as civic uses that may appropriately support residential uses within the Protected Neighborhood Character Area. At the same time, the Comprehensive Plan emphasizes preservation of residential character, quality of life, tree canopy, and appropriate transitions between institutional or other nonresidential uses and surrounding neighborhoods.

This proposed master plan represents a substantial modernization and physical redevelopment of the existing campus, ultimately providing approximately 171,747 square feet of building area. However, the increased building area does not correspond with an increase in the currently authorized operational capacities of the principal uses. Private school enrollment will remain capped at 525 students,

preschool enrollment will remain capped at 50 children, and maximum occupancy of the place of worship will remain 700 persons.

This distinction is important when evaluating the intensity of the proposed use. The additional building area will principally provide new, replacement, expanded, or modernized facilities for an established institutional population rather than accommodating an increase in the number of students or worshippers permitted on the property.

Approximately 50 additional parking spaces are proposed during the later phases of development. The additional parking should be evaluated as part of the overall campus circulation and parking plan and must comply with all applicable separation, landscaping, stormwater, and site-design requirements.

Given the longstanding institutional use of the property, the continuation of the existing enrollment and occupancy limitations, and the ability to address impacts through site design and appropriate conditions of approval, staff finds that the proposed place of worship and school campus can remain compatible with the surrounding residential area in terms of location, scale, site design, hours of operation, and operating characteristics.

Such compatibility should be maintained through conditions establishing the approved master plan, maximum enrollment and occupancy, locations of outdoor recreational facilities, lighting, hours of operation, buffering, parking and circulation, and other operational characteristics having the potential to affect adjacent residential properties.

Accordingly, subject to those conditions, this criterion is satisfied.

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

Finding: The proposed master plan has the potential to generate impacts associated with the physical redevelopment of an established institutional campus, including construction activity, changes in building mass and location, stormwater management, parking and circulation, outdoor recreational activity, landscaping, and other site-related impacts.

However, the proposed redevelopment does not include an increase in the currently authorized operating capacities of the principal institutional uses. Private school enrollment will remain limited to 525 students, preschool enrollment will remain limited to 50 children, and maximum occupancy of the place of worship will remain 700 persons.

Accordingly, although the physical campus will expand and be substantially modernized, the project is not anticipated to result in a comparable increase in the daily population or basic operational intensity of the school, preschool, or place of worship.

The approximately 17.61-acre site also provides sufficient land area to accommodate substantial redevelopment while allowing appropriate building setbacks, buffers, landscaping, internal circulation, parking, and separation from adjoining residential properties. Approximately 50 additional parking spaces proposed in the later phases may further assist in accommodating campus parking demand on-site, provided those spaces comply with applicable Development Code standards.

Subject to compliance with staff's conditions and correction of the proposed playground location, staff finds that significant adverse impacts resulting from the proposal can be effectively mitigated or offset. Accordingly, this criterion is satisfied.

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 subject property is an established institutional campus that has received public services for many years. The proposed master plan will substantially renovate and expand the physical facilities on the property; however, it will not increase the currently authorized maximum enrollment or occupancy of the principal uses.

The private school will remain limited to 525 students, the preschool will remain limited to 50 children, and maximum occupancy of the place of worship will remain 700 persons. As a result, the redevelopment is not anticipated to create a proportional increase in demand upon police, fire and emergency medical services, roadway capacity, water, wastewater, or other public services solely as a consequence of the additional building square footage.

The approximately 50 additional parking spaces proposed during the later phases will be reviewed through the applicable land development process, together with associated circulation, access, stormwater, landscaping, and infrastructure improvements.

Because the master plan will be implemented over multiple phases, later phases remain subject to applicable building, fire, engineering, stormwater, utility, and land development requirements in effect at the time those improvements are undertaken.

Based upon the information presently available, staff finds that the City and other service providers will be able to provide sufficient public facilities and services to the proposed development while maintaining appropriate levels of service to existing development. Accordingly, this criterion is satisfied.

Compliance with 7.4.F. Place of Worship Basic Use Standards

2. Basic Use Standards

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

Finding: The subject property is surrounded by properties located within the Protected Neighborhood Character Area and used for residential purposes. The campus contains longstanding buildings, improvements, and activity areas associated with the Place of Worship and school, portions of which were established prior to incorporation of the City of Sandy Springs and adoption of the current Development Code.

Based upon the submitted master plan, no new buildings or use areas/structures associated with the Place of Worship are proposed within 100 feet of a Protected Neighborhood District used for residential purposes. Any new buildings, structures, or use areas constructed or established pursuant

to the master plan must maintain the required 100-foot separation, except for parking areas and pedestrian walkways as expressly permitted by this standard.

Provided that development occurs substantially in accordance with the approved master plan and the required 100-foot separation is maintained for all new buildings and use areas/structures, the proposal is compliant with this standard.

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

Portions of the existing parking facilities are located within 50 feet of Protected Neighborhood Districts used for residential purposes and represent longstanding site conditions that predate the current Development Code. The proposed master plan does not expand or further encroach upon these existing parking areas within the required 50-foot separation.

As part of the final phase of development, approximately 50 additional parking spaces are proposed. Based upon the submitted master plan, none of the new parking spaces will be located within 50 feet of a Protected Neighborhood District used for residential purposes.

Accordingly, the proposed additional parking complies with the applicable separation requirement, and the master plan does not create any new parking encroachments within the required 50-foot area. The proposal is therefore compliant with this standard.

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

Finding: The subject property is developed with both a Place of Worship and an associated private PreK–8 school, together with recreational and other accessory facilities. The private school is itself a conditional use within the RE-2 District and therefore may not be authorized solely as an accessory use to the Place of Worship.

The present application addresses both the continued Place of Worship use and the private school use as part of the proposed campus master plan. The private school is being independently evaluated under the applicable Conditional Use Permit criteria and the specific use standards for a private school. Maximum school enrollment will remain limited to 525 students, and preschool enrollment will remain limited to 50 children.

To the extent any recreational field or other use depicted on the master plan independently requires a Conditional Use Permit as a stand-alone use within the RE-2 District, that use must likewise receive the separate Conditional Use Permit approval required by Article 7 and cannot be authorized solely through approval of the Place of Worship.

Provided that the Place of Worship, private school, and any other use independently requiring Conditional Use Permit approval are separately and expressly authorized as part of the City's action on this application, the proposal is compliant with this standard.

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

Finding: The subject property is presently developed with approximately 41.9% lot coverage. Under the current RE-2 zoning district standards, maximum lot coverage is 25%, with up to an additional 5% lot coverage permitted with the required stormwater mitigation. The property's existing lot coverage therefore exceeds the maximum lot coverage otherwise permitted by the underlying RE-2 District.

Based upon staff's review of the prior Conditional Use Permit approvals applicable to the property, it does not appear that a specific maximum lot coverage was previously established or expressly addressed through those approvals. The existing 41.9% lot coverage represents a longstanding developed condition of the campus.

The proposed master plan provides for the phased renovation, replacement, and expansion of the existing Place of Worship and private school campus. As development proceeds through the proposed phases, lot coverage is anticipated to increase from the existing 41.9% to approximately 46.1% upon completion of the final phase.

Section 7.4.1.F.2.d expressly provides that maximum lot coverage and maximum building height beyond those permitted by the underlying zoning district are to be determined through the Conditional Use Permit process. Accordingly, the present application provides the appropriate mechanism for Mayor and Council to consider and establish the maximum lot coverage applicable to the proposed master plan.

Although the proposed 46.1% maximum lot coverage represents a substantial increase above the 25% otherwise permitted in the RE-2 District, as well as the 30% that may be permitted with the required stormwater mitigation, it represents a comparatively modest increase of 4.2 percentage points over the property's existing 41.9% lot coverage. The proposed increase should therefore be evaluated in the context of an already developed, longstanding institutional campus rather than as development of an undeveloped RE-2 property at 46.1% lot coverage.

The proposed increase in lot coverage also does not correspond with an increase in the authorized operational capacities of the principal uses. Maximum private school enrollment will remain limited to 525 students, preschool enrollment will remain limited to 50 children, and maximum occupancy of the Place of Worship will remain limited to 700 persons.

Subject to approval of the proposed master plan and compliance with applicable stormwater management requirements, staff recommends that the Conditional Use Permit expressly establish 46.1% as the maximum lot coverage permitted for the property. Any future development resulting in lot coverage exceeding 46.1% would require further review and approval in accordance with the Development Code.

Accordingly, with the maximum lot coverage established at 46.1% through this Conditional Use Permit, the proposal is compliant with this standard.

Compliance with 7.4.H. School, Private (K-12) 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.*

Finding: The subject property includes an existing preschool/day care component associated with the private school. The current approval limits the number of children in the preschool/day care to 50, and the applicant is not requesting an increase in that number as part of the present Conditional Use Permit.

The historic approvals separately authorized the day care use; however, under the City's current Development Code, a day care facility associated with a private school does not require a separate Conditional Use Permit.

Accordingly, the continued operation of the preschool/day care as an associated use of the private school, with enrollment remaining limited to 50 children, is consistent with this standard.

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

Finding: The subject property is surrounded in substantial part by Protected Neighborhood properties used for residential purposes. The campus contains longstanding buildings and improvements established under prior approvals and, in some cases, prior to incorporation of the City of Sandy Springs. There are existing refuse areas that are non-forming, but the applicant is willing to work with the City to try come into closer conformance with existing Code requirements.

Based upon the submitted master plan, no new buildings or new refuse areas are proposed within 100 feet of a Protected Neighborhood District used for residential purposes. Any future buildings or refuse areas constructed pursuant to the approved master plan must maintain the required 100-foot separation.

Provided that development occurs substantially in accordance with the approved master plan and all new buildings and new refuse areas maintain the required separation, the proposal complies with this standard.

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

Finding: The existing campus contains an athletic track, multi-use playfield, and other outdoor recreational facilities, portions of which are located within 100 feet of residentially used Protected Neighborhood properties. The recreational field itself was expressly authorized through a prior Use Permit as part of the historic approvals for the campus.

The present master plan, however, proposes the relocation of playground equipment into a portion of the existing playfield area as part of Phase 1. The establishment or relocation of an active outdoor recreation area pursuant to the current master plan must comply with the standards of the current Development Code, regardless of the lawful status of longstanding recreational facilities elsewhere on the site.

Based upon the submitted plan, the proposed playground would be located within the required 100-foot separation from a residentially used Protected Neighborhood District.

Accordingly, the proposed playground location does not comply with this standard as presently shown. The master plan must be revised to locate the proposed playground at least 100 feet from any Protected Neighborhood District used for residential purposes.

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

Finding: Portions of the existing parking facilities are located within 50 feet of Protected Neighborhood Districts used for residential purposes and constitute longstanding site conditions associated with the existing campus. Prior approvals also addressed parking on the site, including the location and total number of parking spaces.

The proposed master plan does not expand the existing parking areas further into the required 50-foot separation. Approximately 50 additional parking spaces are proposed as part of the final phase of development, and none of those new parking spaces will be located within 50 feet of a Protected Neighborhood District used for residential purposes.

Accordingly, the proposed additional parking complies with the applicable separation requirement and creates no new encroachment into the required 50-foot area. The proposal is compliant with this standard.

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.*

Finding: The existing campus provides internal vehicular circulation and student drop-off facilities that allow vehicles to circulate on-site and exit the property in a forward manner. The proposed master plan continues to provide on-site vehicular circulation, drop-off, and turn-around areas and does not require vehicles associated with student drop-off or pick-up to back onto Glenridge Drive or Spalding Drive.

The applicant is not seeking an increase in the currently authorized maximum school enrollment of 525 students, and the proposed redevelopment provides for continued internal circulation as the campus is developed in phases.

Subject to final engineering and traffic review of the applicable phases of development, the proposal complies with this standard.

f. *Off-site stadium:*

None is being proposed.

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

This property is not located within the ON zoning district.

3. Limited Use Standards

a. *Minimum lot area is 1 acre.*

Finding: The subject property contains approximately 17.61 acres, substantially exceeding the minimum one-acre lot area required for the use. Accordingly, the proposal complies with this standard.

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

Finding: Vehicular access to the subject property is provided from Glenridge Drive and Spalding Drive, and the proposed master plan does not provide curb cut access from a local street. The existing access points will continue to serve the Place of Worship, private school, preschool, and associated campus uses. Accordingly, the proposal complies with this standard.

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

Under the proposed phased master plan, lot coverage will increase from the existing 41.9% to approximately 46.1% upon completion of the final phase. Although 46.1% exceeds the lot coverage ordinarily permitted within the RE-2 District, this Limited Use Standard expressly provides that maximum lot coverage beyond that of the underlying zoning district may be determined through the Conditional Use Permit process.

The proposed increase should also be considered in the context of an existing, longstanding institutional campus. The requested 46.1% maximum represents an increase of approximately 4.2 percentage points above the existing 41.9% lot coverage, rather than development of an undeveloped RE-2 property at that level of coverage.

Further, the increased physical development of the campus will not increase the currently authorized operational capacities of the principal uses. Private school enrollment will remain capped at 525 students, preschool enrollment will remain capped at 50 children, and maximum occupancy of the Place of Worship will remain 700 persons.

Accordingly, subject to approval of the Conditional Use Permit, compliance with applicable stormwater requirements, and establishment of the maximum building heights authorized by the approved master plan, staff recommends that 46.1% be established as the maximum lot coverage for the property.

With the maximum lot coverage and applicable building heights established through this Conditional Use Permit, the proposal complies with this standard.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works & Transportation Planner:

It is recommended that turning movement counts (TMC's) be collected at the intersections and site driveways closest to the proposed development. In addition, bi-directional traffic volumes should be collected along both Spalding Drive and Glenridge Drive to evaluate existing traffic patterns and provide a comprehensive understand of corridor operations. Following the traffic operations analysis, the collected data should be used to evaluate driveway utilization and determine whether any driveways should be consolidated or closed to improve safety and operational efficiency. Driver behavior is generally influenced by convenience rather than the grade level of the student being dropped off or picked up; therefore, the analysis should be based on observed traffic patterns rather than assumptions. Weekend traffic counts should also be included as apart of the study. The church has operated at this location for many years and likely has an established congregation with recurring weekly attendance.

As a result, weekend traffic is equally important as weekday school traffic when evaluating access demand, driveway usage, and left / right turn lanes. Trip generation should be evaluated for both weekday and weekend conditions to account for all major site activities. In addition, projected school enrollment should be based on the average enrollment from the previous 3 – 5 academic years rather than assumptions to provide a more accurate estimate of future traffic demand.

Sandy Springs Transportation Engineer:

Right turn lane is warranted. Show Right turn lane for Spalding Drive entrance. Show re-striping for Driveway B that eliminates parking / traffic conflicts. Provide un-interrupted ingress/egress, i.e. no turn movements, of at least 25 feet from right-of-way line. See Technical Manual Section 3.B.4 for additional information.

Sandy Springs City Engineer:

Provide summary of new/replaced impervious areas excluding areas being milled and infilled and building interior only renovations. New buildings, buildings being torn down and replaced, additions adding roof lines and pavement being removed fully and replaced should be counted in these calculations. If the re-developed area exceed 35% of the site, stormwater management is required for the full site. If re-development affects 35% or less, only re-developed areas require stormwater treatment. Show conceptual Stormwater Management on the Site Plan.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Building Official:

Approved

Sandy Springs Fire Marshal:

Approved.

PUBLIC PARTICIPATION

Community Meeting I

There were 30 attendees at the first Community Meeting (CMI) on April 30, 2026. Attendees including staff, members of the community and the applicants. Topics that were discussed included traffic, noise levels, exhumation and relocation of buried remains.

Community Meeting II

There were 19 attendees at the second Community Meeting (CMII) on July 30, 2026. Attendees including staff, members of the community and the applicants. Topics that were discussed included number of students, impact of construction on traffic, preservation of columbarium, project timeline, alterations to how the property is entered, parking during construction, whether the preschool will occupy the entirety of the ministry building.

Correspondence Received

No comments received in opposition or support.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval of Conditional Use Permit U-26-5**, request for a Conditional Use Permit to allow

1. To the owner's agreement to restrict the use of the property as follows:
 - a. Church, school, and accessory uses at a total 171,747 square feet.
 - b. Limit the number of fixed seats in the church's largest assembly area to 700 (unchanged).
 - c. Limit the number of students in the private school to 525 (unchanged).
 - d. Limit the number of children in the day care to 50 (unchanged).
 - e. Maximum lot coverage of 46.1%.
2. To the owner's agreement to abide by the following:
 - a. To the revised site plan received by the Department of Community Development on June 1, 2026, entitled "*Master Plan for St. Jude The Apostle Catholic Church and School*" prepared by Smith Boland Architects. The site plan is conceptual only and must meet or exceed the requirements of the Development Code 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 2 exit/entrances on Glenridge Drive. Curb cut location and alignment are subject to the approval of the Sandy Springs City Engineer.
 - b. Number, location, and alignment of exit/entrances on Spalding Drive are subject to the approval of the Sandy Springs City Engineer.
 - c. If required/determined by the City Engineer, a decel (turning) lane may be required along Glenridge Drive, this shall be implemented at Phase II of the Master Plan.
 - d. Allow the current location of the long-existing convent building (closest to the NE corner of the property) to remain within the required 100 ft building setback, as permitted in the original Use Permit U02-0010
 - e. Allow the current location of the long-existing multi-story (purpose) building (along the northern property line) to remain within the required 100 ft building setback as permitted in the original Use Permit U02-0010.
4. Applicant shall work with staff to bring minor non-compliant site elements into compliance with the City's Development Code, as each phase comes in for permitting.
5. Two staggered rows of 6 ft installed height full to ground skirt evergreen trees/shrubs and/or a 4 ft solid fence shall be installed to border edge of the parking spaces along the southern property line to shield car lights. This shall be completed prior to the issuance of any Certificate of Completion or Occupancy for Phase 1.
6. All playground equipment shall be located 100 feet from any protected neighborhood property line.

Planning Commission

September 16, 2026



SANDY SPRINGS
GEORGIA

U-26-5
7171 Glenridge Drive
St. Jude the Apostle Catholic
Church and School

Recommendation
Approval with Conditions

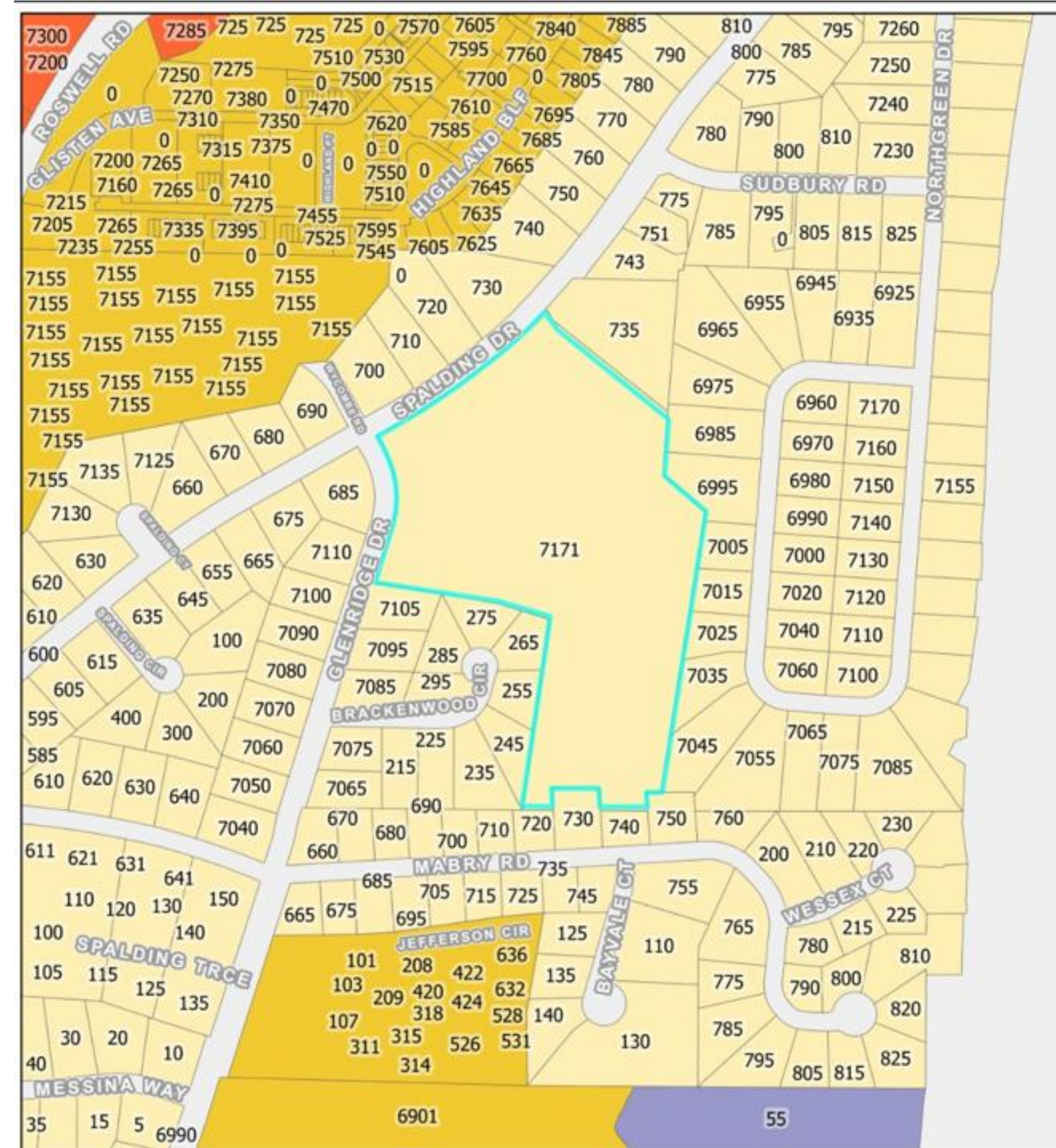


SANDY SPRINGS
GEORGIA

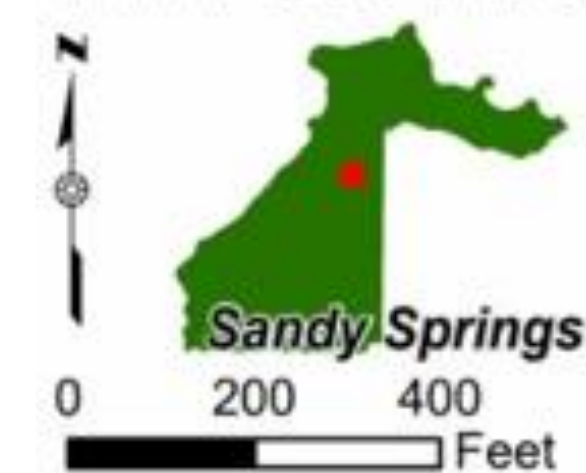
Request

- Request for a Conditional Use Permit to amend conditions of U02-0010 to allow site improvements.

Character Area Map



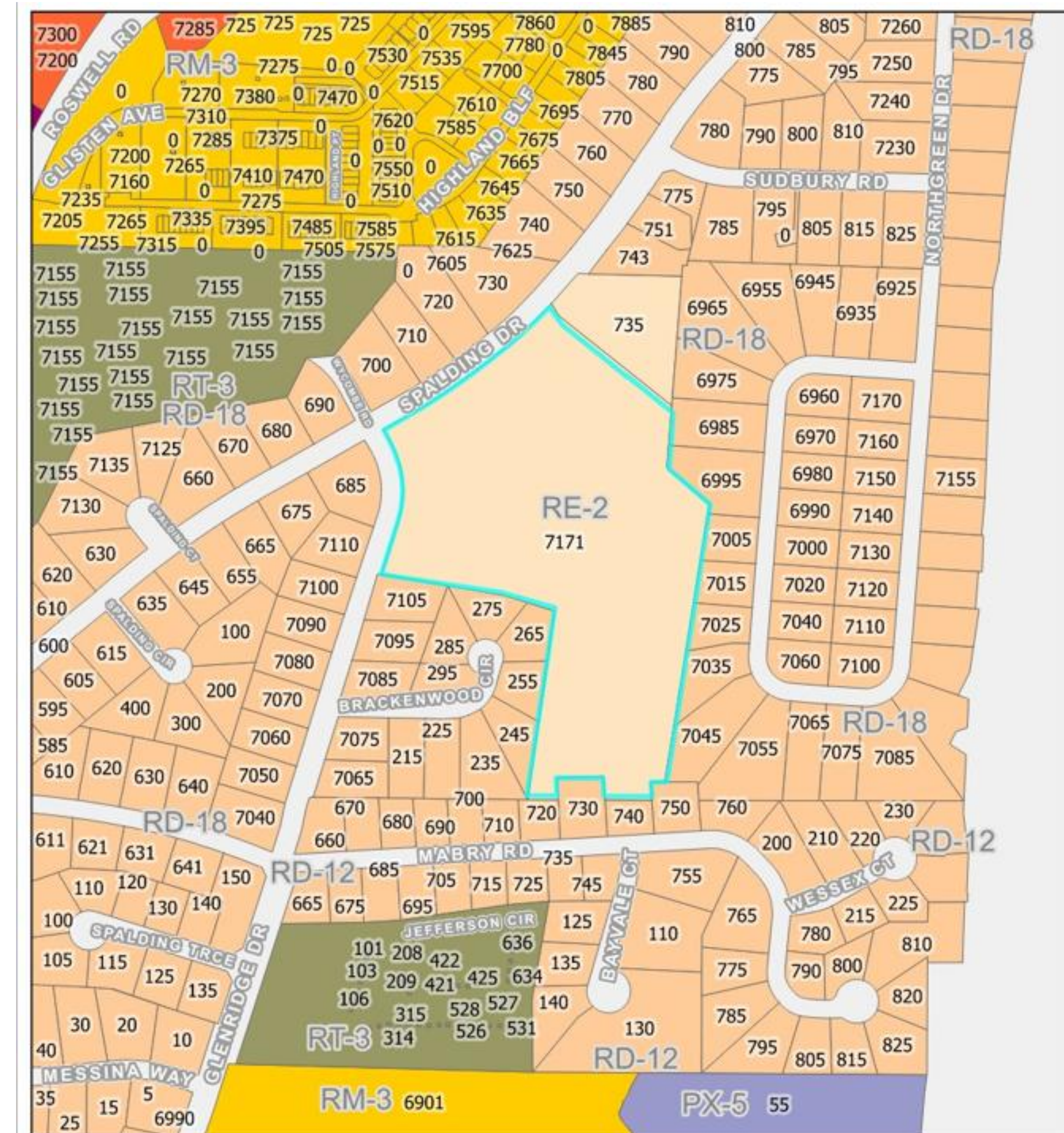
7171 GLENRIDGE DRIVE



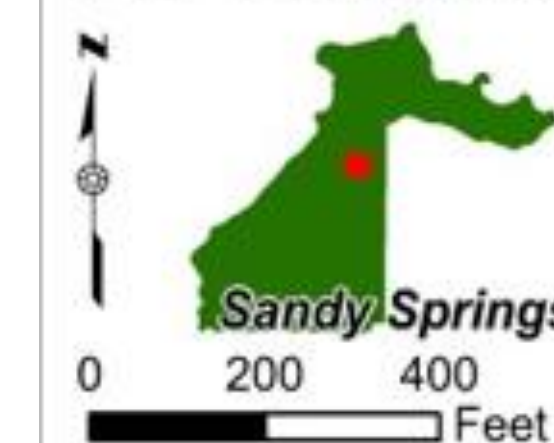
Character Areas

- Commercial/Mixed Use
- Perimeter Center
- Protected Neighborhood
- Urban Neighborhood

Zoning Maps



7171 GLENRIDGE DRIVE

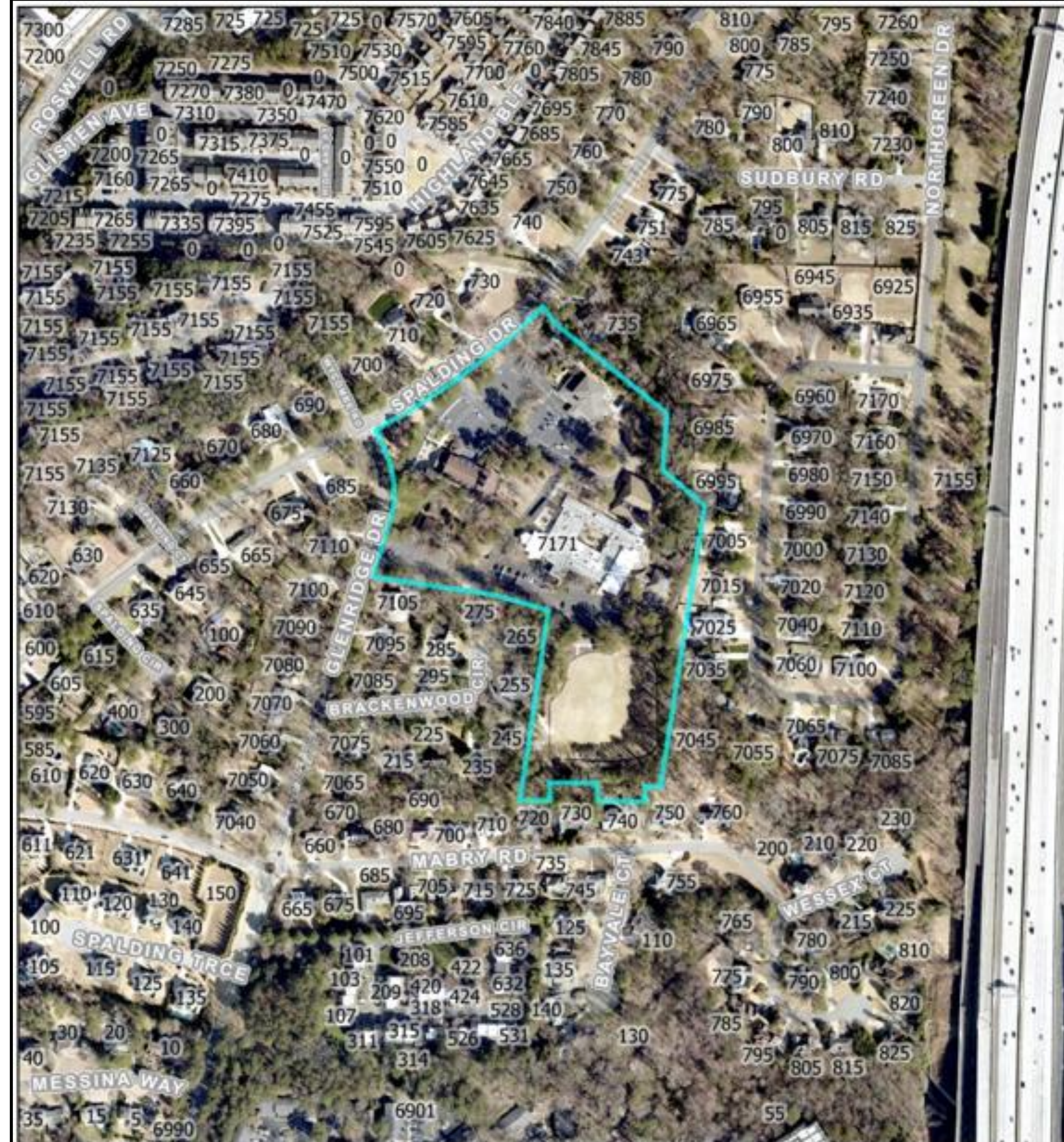


Zoning (Adopted 8-15-2017)

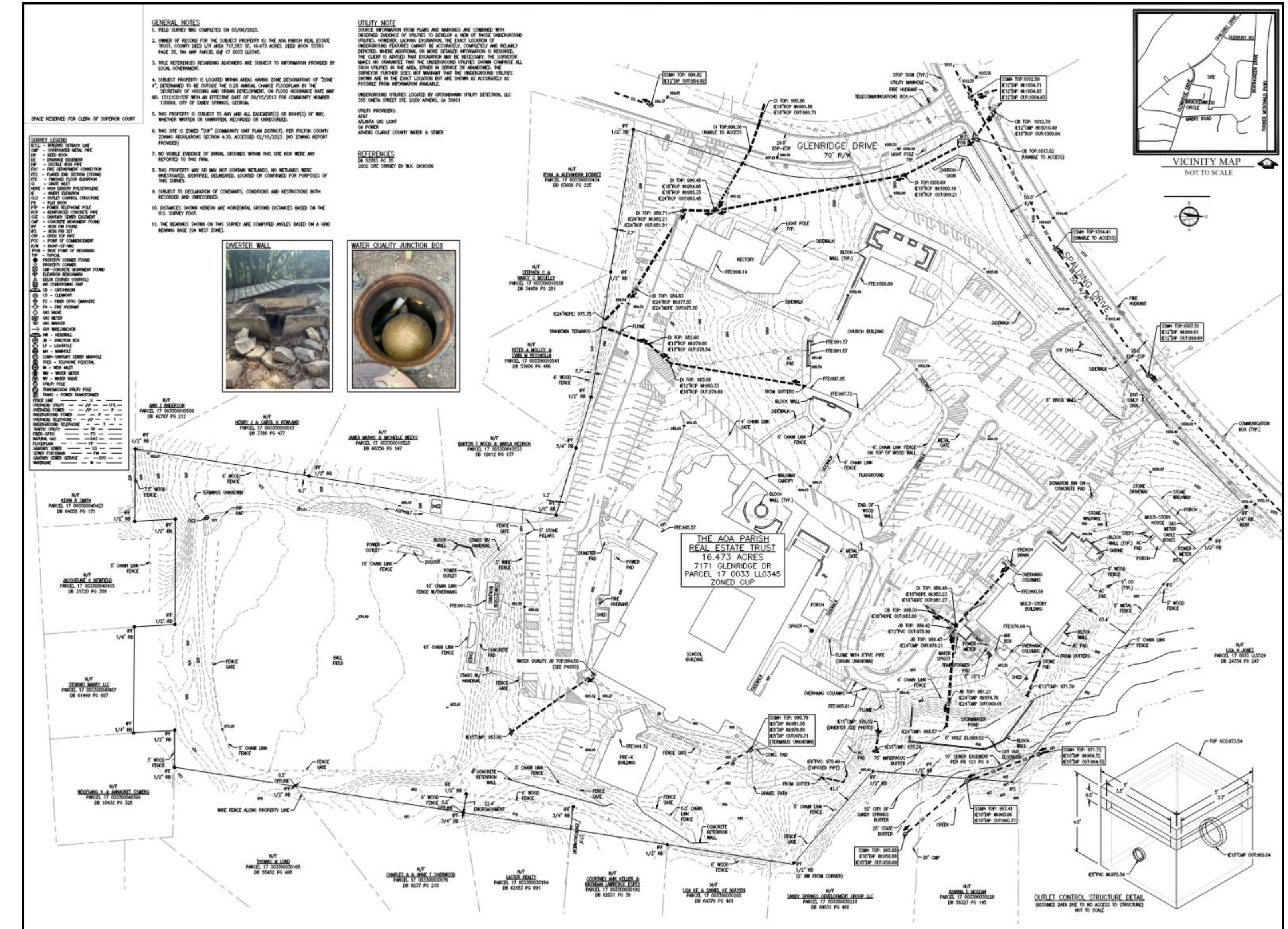
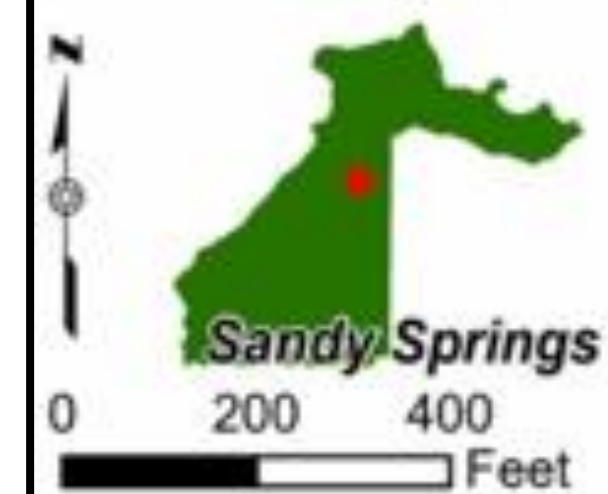
- CX - COMMERCIAL MIXED USE
- CC - COMMERCIAL CORRIDOR
- RE - RESIDENTIAL ESTATE
- RD - RESIDENTIAL DETACHED
- RM - RESIDENTIAL MULTI-UNIT
- RT - RESIDENTIAL TOWNHOUSE
- PX - PERIMETER MIXED USE

Aerial Image

Survey



7171 GLENRIDGE DRIVE



Existing Development

The 17.61-acre subject property is zoned RE-2 (Residential Estate – 2-acre minimum lot size). It is currently developed as a Place of Worship and private school serving Pre-K to 8th grade.

The site has a ministry building, gymnasium, playground, concessions and restrooms building, and a sports field. The rectory building has been demolished and placed offsite at 700 Spalding Drive NE.

According to the applicant, The Place of Worship and School have been operational since early 1960's and more site improvements have been added on the property prior to the City of Sandy Springs incorporation.

The existing buildings total 101,283 square feet, with an existing parking count of 325 spaces, including 16 handicapped spaces.

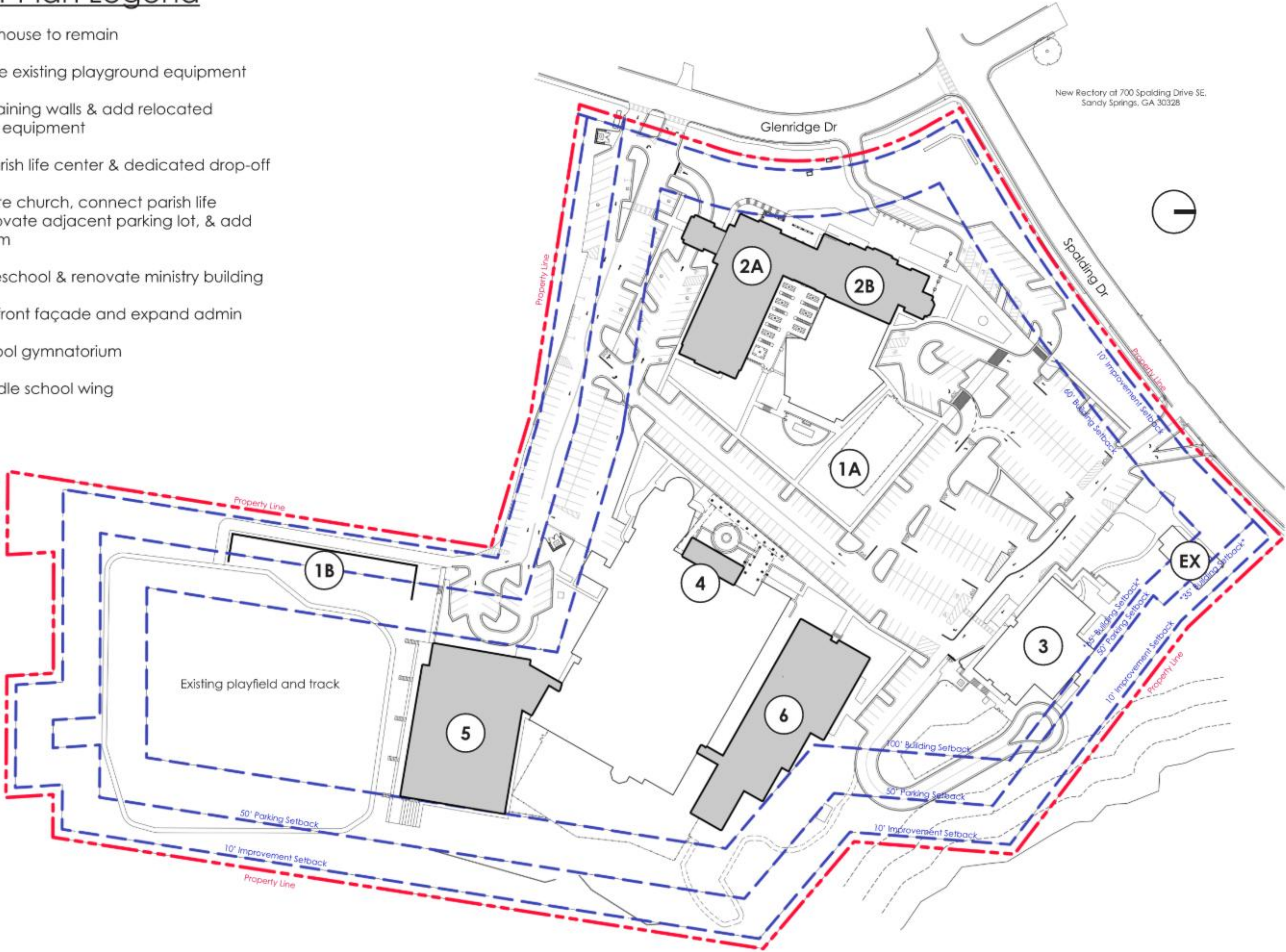
Existing Development



Proposed Development

Master Plan Legend

- EX)** Existing house to remain
- 1A)** Remove existing playground equipment
- 1B)** Add retaining walls & add relocated playground equipment
- 2A)** New parish life center & dedicated drop-off
- 2B)** Renovate church, connect parish life center, renovate adjacent parking lot, & add columbarium
- 3)** Move preschool & renovate ministry building
- 4)** Improve front façade and expand admin
- 5)** New school gymnasium
- 6)** New middle school wing



Considerations

Conditional Use Permit Considerations:

- Use is allowed via CUP in district
- Proposal is compatible with the existing zoning and principal use

Goals of the Comprehensive Plan:

- Appropriate land use within Protected Neighborhood Character Area

Analysis:

- Mitigation for playing area (relocating exterior playground equipment)
- No new parking areas or building will encroach into the any setbacks
- Operations will remain the same

Recommendations

Following review, and based on the findings, Staff recommends **Approval of Conditional Use Permit U-26-5** to amend conditions of U02-0010 to allow site improvements subject to the following conditions:

1. To the owner's agreement to restrict the use of the property as follows:
 - a. Church, school, and accessory uses at a total 171,747 square feet.
 - b. Limit the number of fixed seats in the church's largest assembly area to 700 (unchanged).
 - c. Limit the number of students in the private school to 525 (unchanged).
 - d. Limit the number of children in the day care to 50 (unchanged).
 - e. Maximum lot coverage of 46.1%.
2. To the owner's agreement to abide by the following:
 - a. To the revised site plan received by the Department of Community Development on June 1, 2026, entitled "*Master Plan for St. Jude The Apostle Catholic Church and School*" prepared by Smith Boland Architects. The site plan is conceptual only and must meet or exceed the requirements of the Development Code Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

Recommendations cont.

3. To the owner's agreement to the following site development considerations:

- a. No more than 2 exit/entrances on Glenridge Drive. Curb cut location and alignment are subject to the approval of the Sandy Springs City Engineer.
- b. Number, location, and alignment of exit/entrances on Spalding Drive are subject to the approval of the Sandy Springs City Engineer.
- c. If required/determined by the City Engineer, a decel (turning) lane may be required along Glenridge Drive, this shall be implemented at Phase II of the Master Plan.
- d. Allow the current location of the long-existing convent building (closest to the NE corner of the property) to remain within the required 100 ft building setback, as permitted in the original Use Permit U02-0010
- e. Allow the current location of the long-existing multi-story (purpose) building (along the northern property line) to remain within the required 100 ft building setback as permitted in the original Use Permit U02-0010.

4. Applicant shall work with staff to bring minor non-compliant site elements into compliance with the City's Development Code, as each phase comes in for permitting.

5. Two staggered rows of 6 ft installed height full to ground skirt evergreen trees/shrubs and/or a 4 ft solid fence shall be installed to border edge of the parking spaces along the southern property line to shield car lights. This shall be completed prior to the issuance of any Certificate of Completion or Occupancy for Phase 1.

6. All playground equipment shall be located 100 feet from any protected neighborhood property line.

