

**PRE-APPLICATION
REVIEW
APPLICATION**



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

*** Applicant Information:**

Company Name:	ST. BARNABAS Anglican Church		
Contact Name:	PAUL LUOWIG		
Address:	4795 North PEACHTREE ROAD, Dunwoody, GA 30338		
Phone:	678-492-1381	Fax:	-
Email:	paul.g.ludwig@gmail.com		

*** Owner Information:** ☐ Check here if same as applicant

Owner's Name:	ST BARNABAS Anglican Church		
Owner's Address:	4795 North PEACHTREE ROAD Dunwoody, GA 30338		
Phone:	770-457-1103	Fax:	
Email:			

*** Property Information:**

Property Address:	4795 North PEACHTREE ROAD	Parcel ID:	18-354-13-030
Description of Project:	ADDITIONAL OFFICE & CLASSROOM SPACE Approximately 4,940 sq Planning for future parking and roadway connections		

*** Applicant Affidavit:**

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name:	PAUL G. LUOWIG	
Applicant's Signature:		Date: 8/26/2019

*** Notary:**

Sworn to and subscribed before me this	26	Day of	August	, 20	19
Notary Public:	Deborah M. Carozza				
Signature:	Deborah M. Carozza				
My Commission Expires:	11/2/2020				



Additional Applicant



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

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* Applicant:

Signature:		Date:	8/26/2019
Address:	4795 NORTH PEACHTREE ROAD, DUNWOODY, GA 30338		
Phone:	678-492-1381	Fax:	—
Email:	PAUL.G.LUDWIG@gmail.com		

* Applicant:

Signature:	_____	Date:	_____
Address:	_____		
Phone:	_____	Fax:	_____
Email:	_____		

* Applicant:

Signature:	_____	Date:	_____
Address:	_____		
Phone:	_____	Fax:	_____
Email:	_____		

St. Barnabas Anglican Church

4795 North Peachtree Road, Dunwoody, GA 30338

Application for a Special Land Use Permit

Project Explanation Statement

St Barnabas Anglican Church has experienced steady growth over the last several years. In 2005 we completed a new sanctuary. Unfortunately, we could not afford to build the necessary supporting classrooms and offices. With our growth over the last several years, it is now time to address these needs for our parishioners.

We are applying for the SLUP to allow us to construct approximately 4,885 square feet of classrooms, office space and support space. Though not contemplated to be done in the first phase, we are planning for future parking lot and inter-parcel connections.

Total Acreage 3.587 acres

Current Zoning R100 c with SLUP 04002

Current Square Footage: 11,064 sf

SURVEYOR CERTIFICATION

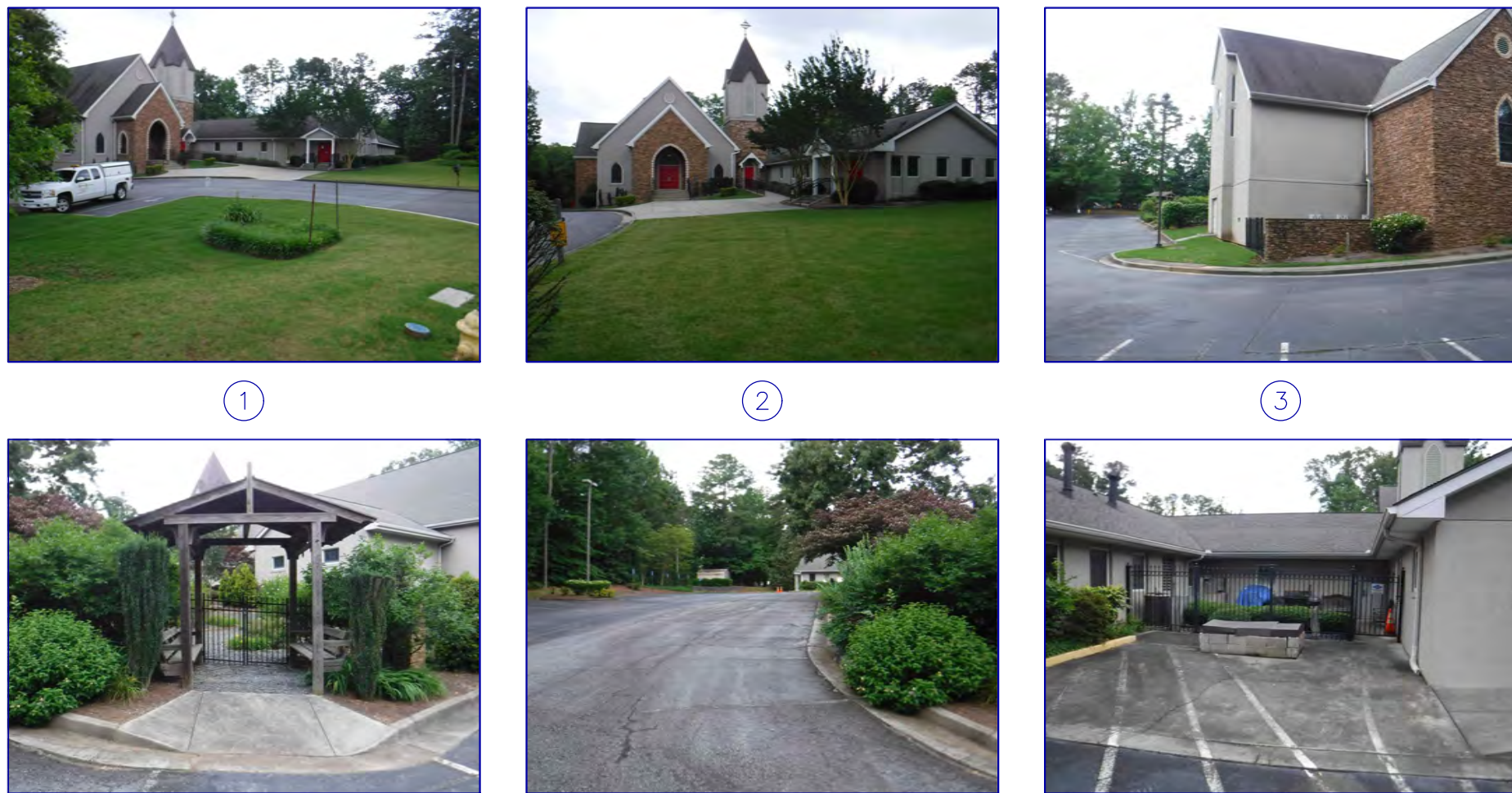
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Bradley D. Cosh
Georgia Registered
Land Surveyor # 2840

(CLERK OF COURT RECORDING INFORMATION)

SITE PHOTOGRAPHS



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 354 of the 18th District, DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a nail set in pavement at the intersection of the Eastern right-of-way line of North Peachtree Road (80-foot right-of-way) and the Land Lot Line common to Land Lots 354 and 359, said point being the TRUE POINT OF BEGINNING; Thence departing the Eastern right-of-way line of North Peachtree Road South 89 degrees 25 minutes 31 seconds East, a distance of 312.79 feet to a 5/8-inch rebar set; Thence South 06 degrees 22 minutes 28 seconds West, a distance of 30.25 feet to a 1/2-inch rebar found; Thence South 06 degrees 22 minutes 28 seconds West, a distance of 200.29 feet to a point; Thence North 06 degrees 01 minutes 17 seconds East, a distance of 25.17 feet to a 1-inch crimp top pipe found; Thence South 06 degrees 36 minutes 38 seconds West, a distance of 64.92 feet to a 1-inch crimp top pipe found; Thence North 84 degrees 28 minutes 26 seconds West, a distance of 41.01 feet to a 1-inch open top pipe found; Thence North 83 degrees 59 minutes 35 seconds East, a distance of 433.29 feet to a 5/8-inch rebar set located on the Eastern right-of-way line of North Peachtree Road; Thence along said right-of-way line and following along a curve to the right having an arc length of 27.03 feet, with a radius of 642.59 feet, being subtended by a chord bearing of North 21 degrees 02 minutes 09 seconds East, for a distance of 27.03 feet to a point; Thence along a curve to the right having an arc length of 48.42 feet, with a radius of 339.06 feet, being subtended by a chord bearing of North 25 degrees 03 minutes 33 seconds East, for a distance of 48.36 feet to a point; Thence North 32 degrees 14 minutes 26 seconds East, a distance of 68.24 feet to a point; Thence North 32 degrees 34 minutes 44 seconds East, a distance of 129.21 feet to a point; Thence North 31 degrees 05 minutes 24 seconds East, a distance of 42.95 feet to a point; Thence along a curve to the left having an arc length of 147.63 feet, with a radius of 404.72 feet, being subtended by a chord bearing of North 20 degrees 42 minutes 48 seconds East, for a distance of 146.81 feet to a nail set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 3.857 Acres.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

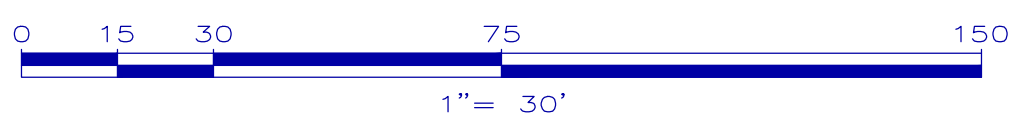
LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	QUIV WIRE
CUI CURB INLET	POWER LINE
CMF CORRUGATED METAL PIPE	LIGHT POLE
CM CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CS SANITARY CLEANOUT	WATER VAULT
CPED COMMUNICATION PEDESTAL	GAS VALVE
CRIMPED TOP PIPE	GAS METER
DI DROP INLET	WATER VALVE
DIP DUCTILE IRON PIPE	WATER METER
DWCB DOUBLE WING CATCH BASIN	INVERT
FND FENCE	JUNCTION BOX
INV GAS METER	MANHOLE
JB JUNCTION BOX	OUTLET CONTROL STRUCTURE
ML MANHOLE	OPEN TOP PIPE
OCS OUTLET CONTROL STRUCTURE	POWER METER
OT OPEN TOP PIPE	PH NAIL SET
PM POWER METER	POB POINT OF BEGINNING
PH NAIL SET	POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING	RCP REINFORCED CONCRETE PIPE
POC POINT OF COMMENCEMENT	RIR IRON REINFORCING BAR
RCP REINFORCED CONCRETE PIPE	RBS 5/8" RIB SET CAPPED LSF 621
RIR IRON REINFORCING BAR	RS SANITARY SEWER
RBS 5/8" RIB SET CAPPED LSF 621	SWB SINGLE WING CATCH BASIN
RS SANITARY SEWER	TRANS ELECTRIC TRANSFORMER
SWB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE



TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN DEED BOOK 7984, PG 272

Easements to Southern Bell Telephone and Telegraph Company, recorded at Deed Book 385, Page 478, DeKalb County, Georgia records.

Easements to Southern Bell Telephone and Telegraph Company, recorded at Deed Book 1363, Page 299, aforesaid records.

Easements contained in Warranty Deed from Edwards Engineering Corporation of Georgia to Cousins Properties Incorporated, dated August 30, 1962, filed September 6, 1962, and recorded at Deed Book 1695, page 479, aforesaid records.

Easement from Cousins Properties, Inc. to Georgia Power Company, dated December 4, 1963, filed January 7, 1964, and recorded at Deed Book 1840, Page 701, aforesaid records.

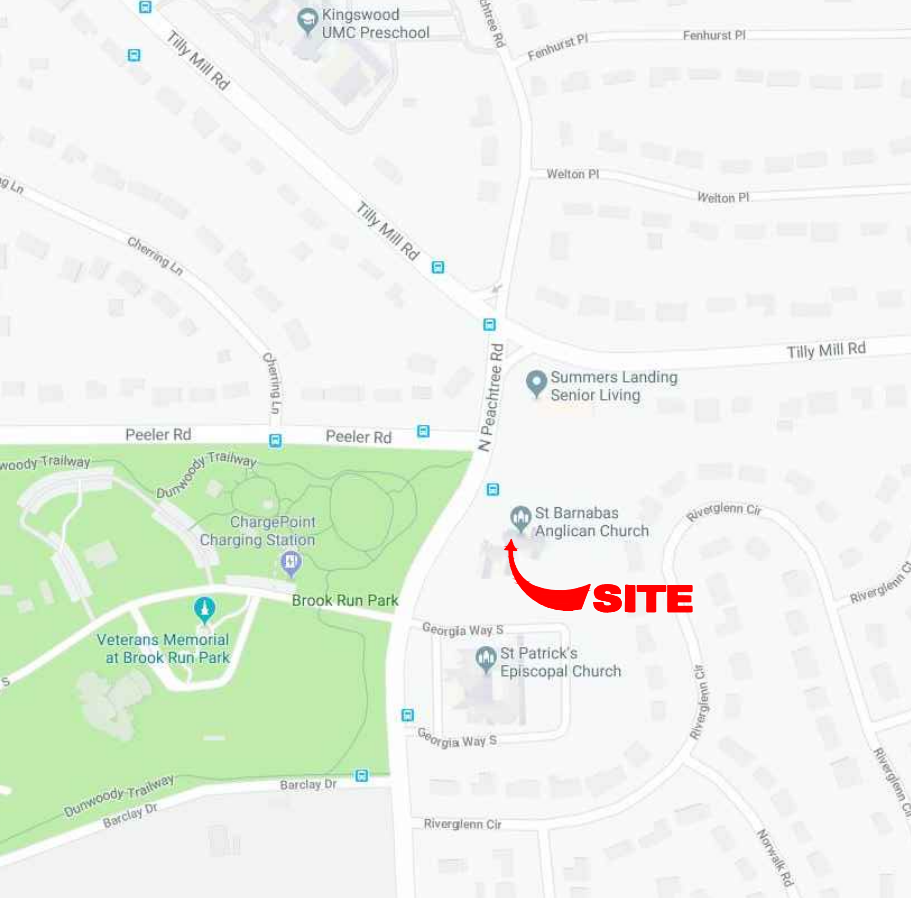
Easement from Cousins Properties, Inc. to Georgia Power Company, dated July 6, 1964, filed September 26, 1964, and recorded at Deed Book 1922, Page 483, aforesaid records.

Sewer Easement from Cousins Properties Incorporated to Ray Warren Company, Inc., dated August 4, 1964, filed August 11, 1964, and recorded at Deed Book 1906, page 297, aforesaid records.

Easement to DeKalb County, for construction and maintenance of sanitary purposes, dated September 18, 1957, recorded in Deed Book 1303, Page 133, aforesaid records.

VICINITY MAP

SITE LOCATION - LATITUDE: 33° 56' 06" LONGITUDE: 84° 17' 38"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C016A, AND THE DATE OF SAID MAP IS 05/16/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

TREES 6-INCHES DBHA NO GREATER AND SHOWN ON THIS SURVEY.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN .87255, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S+6 TOTAL STATION AND TRIMBLE TSC-1 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN .87255 FEET. BDC, INT.

N/F PROPERTY OF
SAINT BARNABAS ANGLICAN CHURCH
DEED BOOK 7984 / PAGE 272
R/W DEED BOOK 10607 / PAGE 67

TOTAL SITE AREA
3.857 Acres
167,998 SF
ZONED XXX

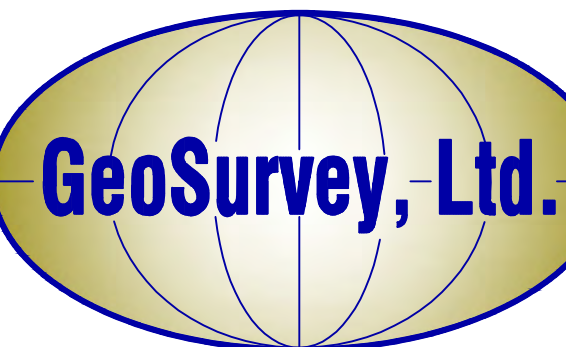
PARKING SUMMARY
82 REGULAR
7 HANDICAP
89 TOTAL

BOUNDARY & TOPOGRAPHIC SURVEY OF

4795 North Peachtree Road

FOR

Saint Barnabas Anglican Church



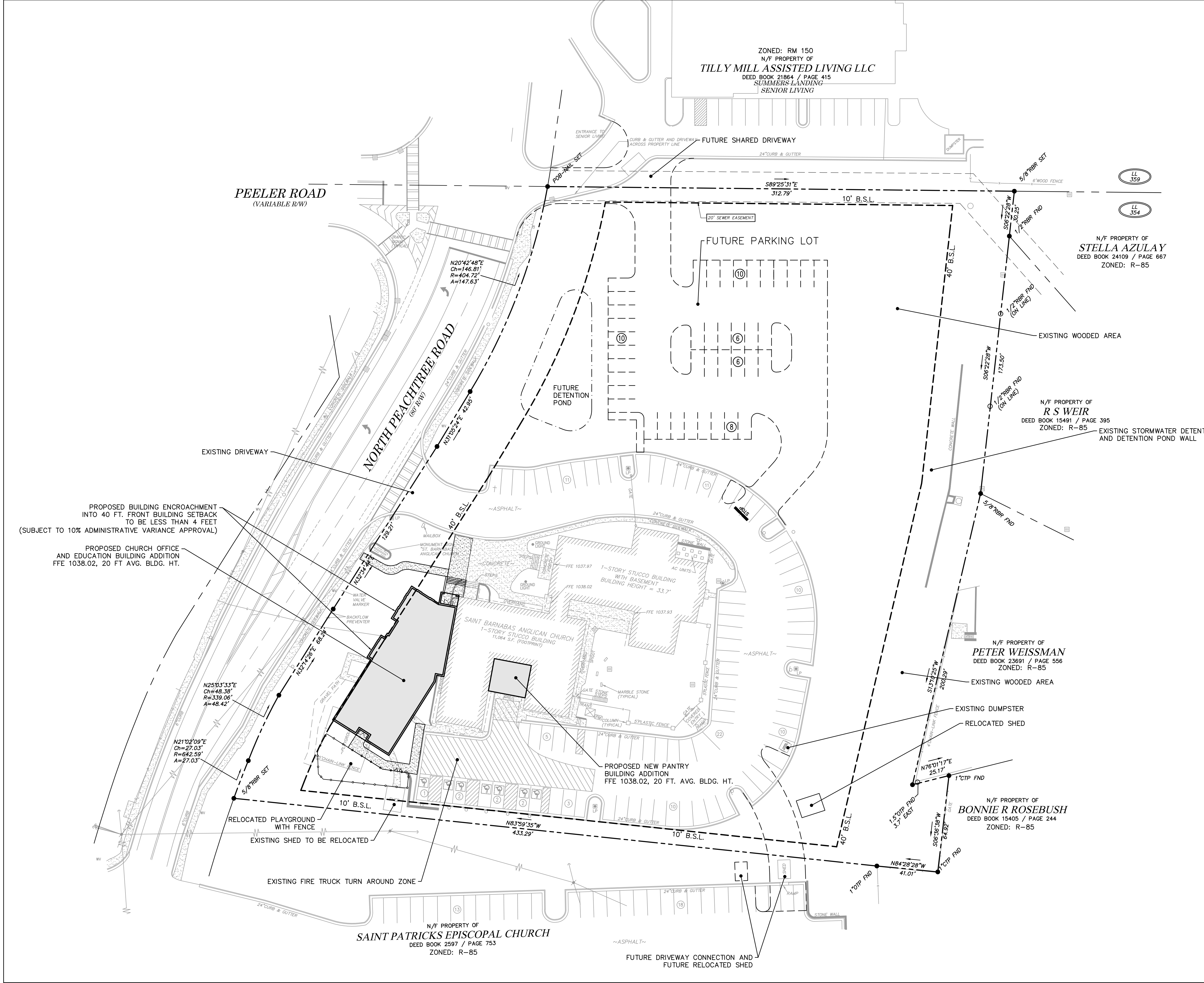
Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

CS JOB NO:	20196165	DRAWING SCALE:	1"= 30'	SURVEY DATE:	06-18-2019
FIELD WORK:	CM	CITY:	DUNWOODY	STATE:	GA
PROJ MGR:	BDC	COUNTY:	DEKALB		
REVIEWED:	JRC	LAND LOT:	354		
DWG FILE:	20196165.dwg	DISTRICT:	18th		



PROJECT DATA

OWNER/DEVELOPER: ST. BARNABAS ANGLICAN CHURCH
4795 NORTH PEACHTREE ROAD
DUNWOODY, GA 30338

ARCHITECT: CDH PARTNERS, INC.
675 TOWER ROAD
MARIETTA, GA 30060

CIVIL SITE ENGINEER: CORNERSTONE SITE
CONSULTANTS, LLC
2985 GORDY PKWY, SUITE 119
MARIETTA, GA 30066
ANDREW M. HALLORAN, P.E.,
PH: 770-490-9182

SITE ADDRESS: 4795 NORTH PEACHTREE ROAD
DUNWOODY, GA 30338

TAX PARCEL ID#: 18 354 13 030

SITE AREA: 3.857 ACRES

EXISTING SITE USE: PLACE OF WORSHIP

PROPOSED PROJECT: BUILDING ADDITIONS AND
PARKING LOT IMPROVEMENTS

SITE ZONING: R-100

IMPERVIOUS AREA: 30% EXISTING
50% PROPOSED THROUGH
FUTURE BUILDOUT
60% MAXIMUM ALLOWABLE

PARKING CALCULATIONS:

REQ'D:	1 SP / 3 SEATS
REQ'D:	1 SP / 3 SEATS * 230 SEATS
REQ'D:	77 SPACES
EXISTING:	89 EXISTING PARKING SPACES
FUTURE:	121 TOTAL SPACES

CORNERSTONE
SITE CONSULTANTS, LLC

2985 GORDY PARKWAY
SUITE 119
MARIETTA, GA 30066
770.490.9182
www.cornerstonesite.com

GA SWCC LEVEL II NO. 7207
EXP 03-17-21

CSC PROJECT # 2018-0009

SPECIAL LAND USE PERMIT PLANS FOR:

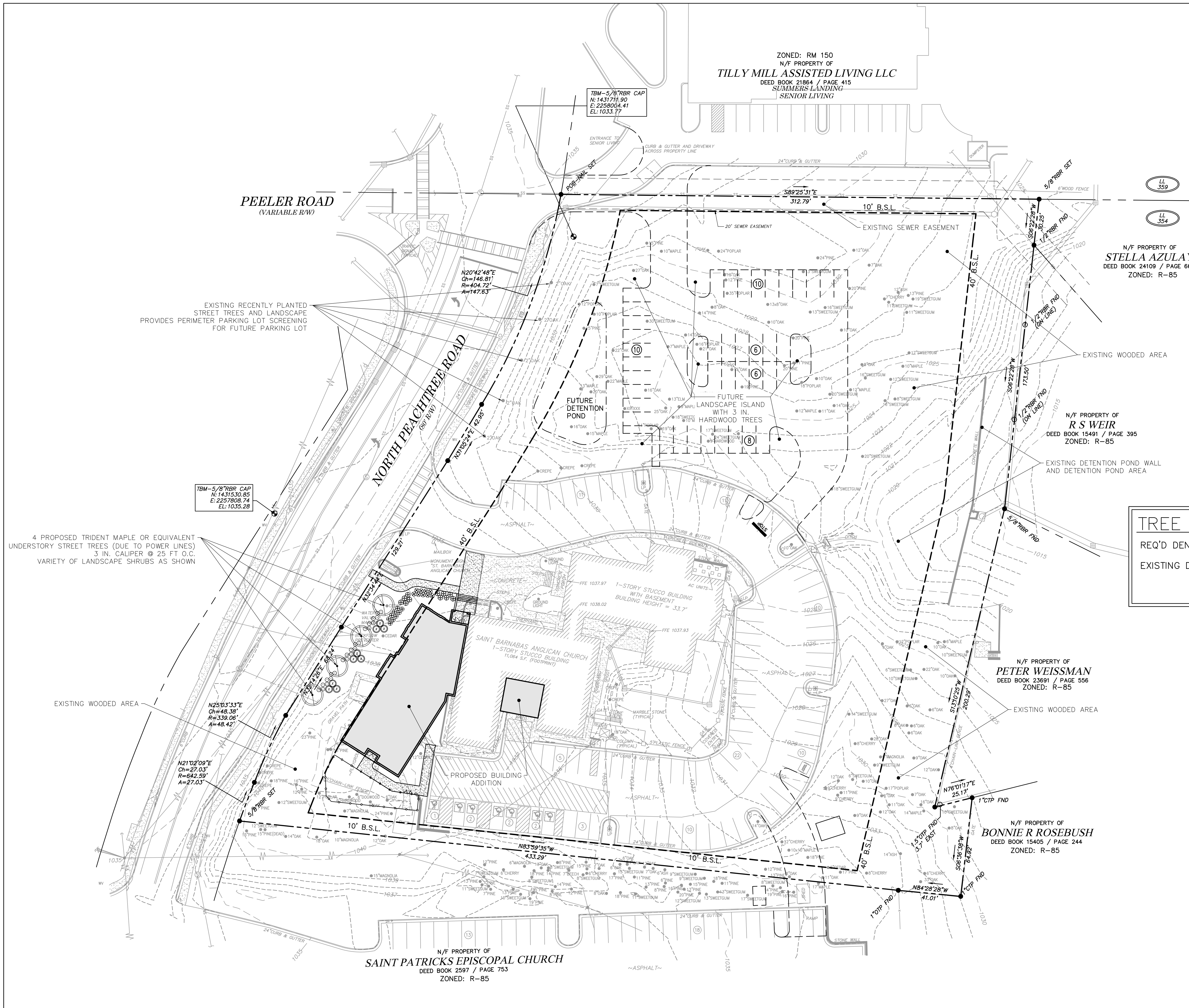
ST. BARNABAS ANGLICAN CHURCH
4795 NORTH PEACHTREE ROAD
DUNWOODY, GEORGIA 30338

08/28/2019
S.L.U.P. SUBMITTAL

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SHEET TITLE:
CONCEPT
SITE PLAN

SHEET NUMBER:
C001



PROJECT DATA

OWNER/DEVELOPER: ST. BARNABAS ANGLICAN CHURCH
4795 NORTH PEACHTREE ROAD
DUNWOODY, GA 30338

ARCHITECT: CDH PARTNERS, INC.
675 TOWER ROAD
MARIETTA, GA 30060

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50% PROPOSED THROUGH
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60% MAXIMUM ALLOWABLE

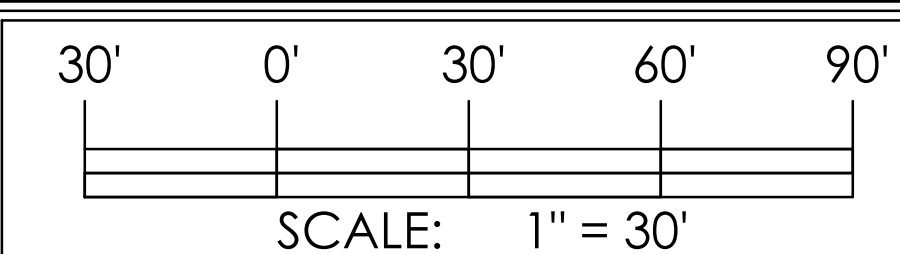
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REQ'D:	1 SP / 3 SEATS * 230 SEATS
REQ'D:	77 SPACES

EXISTING: 89 EXISTING PARKING SPACES
FUTURE: 121 TOTAL SPACES

TREE DENSITY

REQ'D DENSITY = 3.857 ACRES x 20 UNITS / ACRE = 77.14 UNITS
EXISTING DENSITY = 77.8 UNITS, > THAN 77.14 UNITS REQUIRED



CORNERSTONE
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GA SWCC LEVEL II NO. 7207
EXP 03-17-21

CSC PROJECT # 2018-0009

SPECIAL LAND USE PERMIT PLANS FOR:

ST. BARNABAS ANGLICAN CHURCH

4795 NORTH PEACHTREE ROAD
DUNWOODY, GEORGIA 30338

08/28/2019
S.L.U.P. SUBMITTAL

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SHEET TITLE:
CONCEPT
LANDSCAPE
PLAN

SHEET NUMBER:
L001





Department Legend

- Administration
- Building Support
- Circulation
- Kitchen/Pantry
- Multipurpose
- Music
- Narthex
- Nursery
- Platform/Stage
- Storage
- Support
- Worship
- Worship Support



Department Legend

- Administration
- Children Classroom
- Circulation
- Kitchen/Pantry
- Multipurpose
- Music
- Narthex
- Nursery
- Platform/Stage
- Preschool Classroom
- Storage
- Support
- Worship
- Worship Support













St Barnabas Anglican Church

Photos













