



Z-21-055

REZONING APPLICATION APPLICANT CHECKLIST

THE FOLLOWING ITEMS ARE REQUIRED		Check <input checked="" type="checkbox"/>
Concept Review Committee	See Page 24 for specific requirements.	
Application Form	1 original with notarized signature.	
Authorization to Inspect Premises	1 original with notarized signature. (<i>Attachment 1</i>)	
Documented Impact Analysis	1 original (In accordance with standards on page 2 letter B)	
Site Plan Requirements	18 folded copies of preferred size 24" x 36". 11" x 14" (scaled) is acceptable.	
Property Description	1 Legal Description and 1 survey	
Atlanta Public School Review	Required (<i>Attachment 2</i>). See page	
Affordable Housing Supplemental Form	Required for rental units. (<i>Attachment 2a</i>). See page 9 for specific requirements. Required for units for sale . (<i>Attachment 2b</i>). See page 11 for specific requirements.	
Affordable Housing Questions	Required (<i>Attachment 2c</i>). See page 13 for specific requirements.	
THE FOLLOWING ITEMS MAY BE REQUIRED		
Authorization by Property Owner	1 original with notarized signature.	
Attorney at Law Authorization	1 original with notarized signature.	
Comprehensive Development Plan (CDP) Amendment	1 original (<i>Attachment 4</i>). See page 17 for specific requirements.	
Tree Replacement Plan	1 original (required if trees are being replaced)	
Disclosure Report	1 original (<i>Attachment 5</i>). See page 18 for specific requirements.	
Pre-Application for Planned Development (PD) Districts	1 original (<i>Attachment 6</i>). See page 19 for specific requirements.	
Development of Regional Impact	Table II (<i>Attachment 3</i>)	
<i>*See pages 2-3 for detailed application requirements.</i>		

**ALL ITEMS ARE DUE AT THE TIME OF FILING.
 AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.
 APPLICATIONS ARE ACCEPTED DURING NORMAL DESK HOURS
 MONDAY – FRIDAY FROM 8:15 A.M. – 3:00 P.M.**

EFFECTIVE MARCH 1, 2018, ADDRESS ASSIGNMENTS MUST BE MADE PRIOR TO APPLICATION SUBMITTAL. APPLICATIONS WITH A "0" ADDRESS WILL NOT BE ACCEPTED FOR ANY PARCEL ASSOCIATED WITH THE APPLICATION. ADDRESS ASSIGNMENTS MUST BE COMPLETED FIVE (5) PRIOR TO FILING AN APPLICATION AND MUST BE DONE BY APPOINTMENT ONLY. CONTACT JENNIFER GLAZE AT 404-330-6145 OR JGLAZE@ATLANTAGA.GOV TO SCHEDULE AN APPOINTMENT.

On the last day of the application period (closing day), applicants must sign in at the Office of Zoning and Development by **3:00 p.m.** to ensure processing and scheduling for the corresponding public hearing date.



APPLICATION FOR REZONING

Date: _____

Summary of Proposed Project: The Applicant proposes preservation and expansion of some Church structures, 512,000 square feet of office/accessory retail use, 400 multifamily units, 18 detached cottage homes, and 39 townhomes.

REZONING REQUEST

PROPERTY ADDRESS: 3626 Peachtree Road, 3693, 3715 Wieuca Road, 3660, 3700, 3706, 3714, 3721 Peachtree Dunwoody Road PARCEL ID 17 0044 LL006, -007, -008, -272, -028, -027, -026, -025
City Atlanta State Georgia Zip Code 30326

The subject property fronts approx. 200 feet on the northern side of Peachtree Road
approx. approx.
Depth: 1,150 feet Area: 12.52 acres Land Lot: 0044 Land District: 17 - Fulton County, GA.
Council District: 7 Neighborhood Planning Unit: B

The undersigned, having interest in the property herein described, respectfully petitions that said property be rezoned from

SPI-12 SA3 and R-3 to SPI-12 SA1
Existing Zoning (s) Proposed Zoning (s)

CDP REQUEST (if applicable)

HDC, LDR and SFR to HDC
Existing Land Use Proposed Land Use

APPLICANT INFORMATION

Name of Applicant Greenstone Ventures, Inc. Daytime Phone (404) 965-3681 email woody@glawgp.com, jordan@glawgp.com
c/o The Galloway Law Group, LLC
Address 4062 Peachtree Road NE, Ste A330 Atlanta Georgia 30319
street city state zip code

Name of Property Owner Wieuca Road Baptist Church, Inc. / Wieuca Road Baptist Church Phone _____
Address 3626 Peachtree Road NE Atlanta Georgia 30326
street city state zip code

Applicant affirms that he/she is the applicant for the property described in the attached legal description, which is made part of this application.

[Signature]
Owner or Agent for Owner (Applicant)

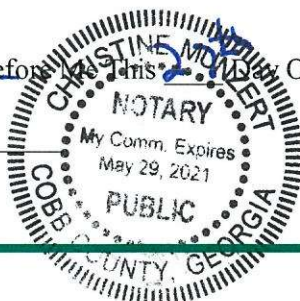
Greenstone Ventures, Inc., as Applicant
Print Name of Owner

By: Harvey Rudy

Its: [Signature]

Sworn To And Subscribed Before Me this 20th Day of May 2021.

[Signature]
NOTARY PUBLIC

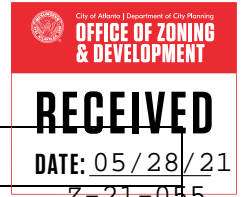




Department of CITY PLANNING

Office of the Commissioner
55 Trinity Avenue, Suite 1450
Atlanta, Georgia 30303
Tel: 404-330-6070
Email: CRC@atlantaga.gov

CONCEPT REVIEW COMMITTEE LOG



CRC Date:	5/14/21	CRC#:	2021-00069
Site Address:	3693 Wieuca Rd		
Applicant Name:	Woody Galloway, Ben Skidmore		
Applicant Email:	woody@glawgp.com jordan@glawgp.com		

	<p>Church property that will be sold and redeveloped. Property in the middle that will be kept by the church. Northern portion of the site will be 39 townhomes and 18 single family, southern corner would be office and multi-family building. Church to be redeveloped and parking deck kept on site for adjacent office building and weekend church activities. Some buildings will be raised and reconstructed. Other uses on site to keep Day school and gym. Plan would be to have new buildings on the left side of the church building to be built over time. Plan to add a lot to the northern property to help square out property lines. Plan to file by June 1 deadline to incorporate land use and DRI. Proposal to go to SPI 12 SA1. There is a roundabout project underway nearby and are reflecting the roundabout in the plans. Current scheme considers an extension of the sanitary sewer that would require a buffer variance. Extend from existing extension from header wall. Would still be less than 300' of total impact. Looking to preserve buffer trees Intent to move forward with a unified development plan and each group would pursue their own SAPs.</p>
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City Rep	COMMENTS:
OZD Christian Olteanu Sushmita Arjyal	Agree with the UDP as best approach. Caution there is a lot of activity proposed where not existing today and DRI should speak to this. Unsure of how the single-family concept will move forward as those are not permitted in SPI 12 SA1 – follow up with OZD to confirm. Maximum heights are required in this zoning and cannot be varied.
OOD – HP, Studio Susan Coleman	Have fronts of homes face the streets to allow for good neighborhood engagement. Recommend having similar design features and character that are shown throughout the neighborhood. Having parking hidden as more as possible. With church expansion, ensure the new portions are distinctive but considerate of the existing church.
DWM Ahn Woosek	Stream buffer variance process applies. This project may fall into the Master Stormwater Plan requirement adopted in the new ordinance. Suggest following up during Stormwater Concept meeting. Utilize the surface stormwater management for credits.

**Disclaimer: If the plans submitted to the CRC are significantly altered prior to submittal with subsequent reviews, the comments received from CRC will not apply.



Department of CITY PLANNING



Office of the Commissioner
55 Trinity Avenue, Suite 1450
Atlanta, Georgia 30303
Tel: 404-330-6070
Email: CRC@atlantaga.gov

<p>ATL DOT JC Rodriguez</p>	<ul style="list-style-type: none"> Obtain and present to Georgia DOT proposal design for all work within Peachtree Rd ROW state route 141 Right of Way. Provide and display the existing ADA ramps with the detectable panel on GDOT Right of Way and match with the existing curbing material on site. REVIEW the Sec. 16-18I.020. - Driveways, curb cuts, and parking structures. <ol style="list-style-type: none"> Driveway curb cuts: <ol style="list-style-type: none"> Driveways shall be a maximum of 24 feet in width for two-way entrances and 12 feet in width for one-way entrances (Emergency Vehicle space) unless otherwise permitted by the commissioner of public works. For this section, two curb cuts serving two one-way driveways shall only be counted as one curb cut. Driveways shall be located no closer than 100 feet from the nearest adjacent intersection or driveway along the same block face or at the greatest distance possible from the nearest adjacent intersection or driveway, whichever lesser. * Please provide the distance between the two-driveway apron flare to flare near Longleaf Dr. & Parking Deck for review and comments. The driveway located on Longleaf Dr. was one way in the past, according to the info presented now will be two ways, the driveway apron needs to include striping marking (purchot island) to regulate the entering for Right IN and Right Out Only. The configuration of Wieuca Rd has partial marking information. Consult the ATLDOT ROW Manual for additional information and requirements about performing work in the City of Atlanta (COA) ROW. The manual can be found on the www.atlantaga.gov/home/showdocument?id=44400
<p>OOB – Arborist Michael Browning</p>	<p>Be aware of adjacent property setbacks and zoning categories. We'll also be focused on good faith compliance with tree preservation to the maximum extent feasible. May require some back and forth but will come with more details.</p>
<p>AFRD Kenneth Oliver</p>	<p>Radio coverage required for any parking decks.</p>
<p>OOB – Buildings Mitchell Ramseur</p>	<ol style="list-style-type: none"> Remember to show compliance regarding the fire separation distances (definition in Section 202 of the 2018 IBC with Georgia Amendments) at all exterior facades, buildings facing other buildings, walls perpendicular to one another, etc. Tables 601 and 602 and 705.8 of the 2018 IBC with Georgia Amendments Confirm with Planning & Zoning if parcel(s) are in the Fire Limits and/or Flood Plain Regarding Code Editions and Amendments, see the following links and ensure the drawings are compliant prior to submittal: https://www.atlantaga.gov/government/departments/city-planning/office-of-buildings/construction-codes AND https://www.dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes Remember to show compliance with the Electric Vehicle Ordinance (COA EVSE Ordinance 17-O-1654) Also be aware of City of Atlanta code interpretations found here: https://www.atlantaga.gov/government/departments/city-planning/office-of-buildings/construction-codes Remember to show compliance with the Georgia Accessibility Code/2010 ADAAG (as applicable) Be aware/Show compliance with the 120-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS (Link> https://rules.sos.state.ga.us/gac/120-3-3?urlRedirected=yes&data=admin&lookingfor=120-3-3) Be sure to show full compliance regarding the proposed parking garage, make a determination on whether they are open or closed and then show code compliance within the plans. Code Section: 406 of the 2018 IBC with Georgia Amendments Make sure to read 406.5.4.1 (2018 IBC with Georgia Amendments) as it pertains to parking deck(s) and "single use" which may or may not be impacted by the proposal to add more parking or a "heated space" Reach out to the appropriate workstream for a preliminary review for the proposed project

**Disclaimer: If the plans submitted to the CRC are significantly altered prior to submittal with subsequent reviews, the comments received from CRC will not apply.

AUTHORIZATION BY PROPERTY OWNER

RECEIVED
DATE: 05/28/21
2-21-055

(Required only if the person filing application is **not** the owner of the subject property for the proposed rezoning)

Wieuca Road Baptist Church, Inc./Wieuca Road Baptist Church

I, _____ (Owner's Name) swear and affirm that I am the owner of property at 3660, 3700, 3706, 3714, 3721 Peachtree Dunwoody Road (Property address). As shown in the records of Fulton County, Georgia, which is the subject matter of the attached application. I authorize Greenstone Ventures, Inc. to file this application.

Ben Jones Jr.
Signature of Owner

Sworn to and subscribed before me this the 12 Day of May 2021
Francisco J. Gamba
NOTARY PUBLIC

Wieuca Road Baptist Church, Inc./Wieuca Road Baptist Church
Printed Name of Owner

By: Ben Jones Jr.
Its: Chief Executive Officer



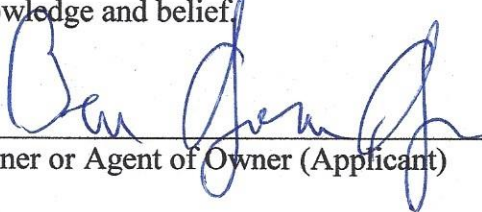
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DATE 05/28/21
Z-21-055

AUTHORIZATION TO INSPECT PREMISES

(Attachment 1)

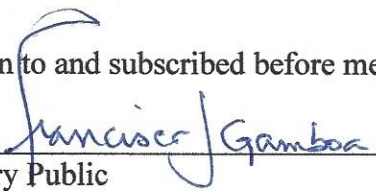
With the signature below, I authorize the staff of the Office of Zoning and Development of the City of Atlanta to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.


Owner or Agent of Owner (Applicant)

Wieuca Road Baptist Church, Inc./Wieuca Road Baptist Church
Printed Name of Owner
By: Ben Jones Jr.
Its: Chief Executive Officer

Sworn to and subscribed before me this 12th day of May, 2021.


Notary Public

Mar 5, 2022
Commission Expires



RECEIVED

DATE: 05/28/21

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ATTORNEY AT LAW

I swear and affirm, as an attorney at law, that I have been authorized by the owner of the property subject to the proposed rezoning to file this application.

William Woodson Galloway, The Galloway Law Group, LLC
TYPE OR PRINT ATTORNEY'S NAME

4062 Peachtree Road NE, Ste A330
ADDRESS

Atlanta, GA 30319
CITY & STATE ZIP CODE


ATTORNEY'S SIGNATURE

(404) 965-3681
PHONE NUMBER

Sworn to and subscribed before me this the

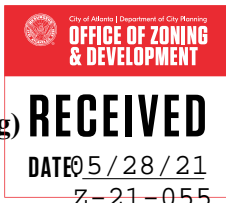
27th Day of May 2021


NOTARY PUBLIC

12/06/2022
COMMISSION EXPIRES



ATLANTA PUBLIC SCHOOL REVIEW REQUEST
(Required only if application would result in construction of one or more units of new housing)
(Attachment 2)



Application Number: _____

Applicant: Greenstone Ventures, Inc., c/o The Galloway Law Group, LLC

Address: 4062 Peachtree Road NE, Suite A330

Atlanta, GA 30319

Current Zoning: SPI-12 SA3 and R-3

Proposed Zoning: SPI-12 SA1

Acres: approx. 12.52 acres

Total number of Dwelling Units: 457 units

Dwelling units per Acre: approx. 36.51 d.u./ac.

Monthly Rent Per Unit: TBD

Selling Price per Unit: TBD

Projected Completion: TBD

AFFORDABLE HOUSING SUPPLEMENTAL FORM (RENTAL)
(Attachment 2a)



Required if the rezoning application contemplates the construction of five or more residential units.

SECTION 1: DEVELOPMENT INFORMATION

Development Name: TBD

Development Address: 3626 Peachtree Road, 3693, 3715 Wieuca Road,
3660, 3700, 3706, 3714, 3721 Peachtree Dunwoody Road

Council District: 7 NPU B

Is Inclusionary Zoning applicable to this project? Yes No

***Note: IZ applies to all new or conversion multifamily residential rental projects with ten (10) or more units in the Beltline Overlay District OR Westside Neighborhoods of English Avenue, Vine City, Ashview Heights, or AUC. For these projects, applicant must complete and submit the Inclusionary Zoning Certification Form.**

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

Land write-down Land donation Financial Assistance

Other _____

Please provide documentation of involvement. and write-down

SECTION 2: DEVELOPER INFORMATION

Developer Name: Greenstone Ventures, Inc., c/o The Galloway Law Group, LLC

Developer Contact (Project Coordinator): Developer Address: 4062 Peachtree Road NE, Ste A330, Atlanta, GA 30319

Email address: woody@glawgp.com May we use email to contact you? Yes No

Telephone Number: (404) 965-3681

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For rental projects: N/A x 10%* = (always round up) Total units

Total affordable units required 25% =

Bonus Square Footage* N/A Affordable sq. footage required N/A

*Note that the maximum allowed bonus is 15% of base FAR.

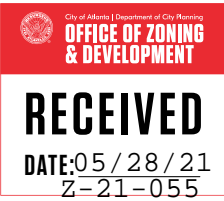
b) Building details

In addition to water, which of the following utilities will be included in the rent (mark applicable):

Cooking gas Electric Gas heat Electric heat Other _____

Is parking included in the rent for the: affordable units? Yes No

Market-rate units? Yes No



If parking is not included, what is the monthly cost per space?

Estimated date for the commencement of marketing: TBD

Estimated date for completion of construction of the affordable units: N/A

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/ Unit	Total Square Footage Per Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (___% or less of AMI)	Unit Mix
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	N/A							
Market Rate Units	TBD					N/A	N/A	
						N/A	N/A	
						N/A	N/A	

SECTION 4: PAYMENT IN LIEU OF UNITS

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: N/A

For rental projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \frac{N/A}{\text{Amount owed}}$$

(Round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{\text{Bonus Floor Area (sq. ft.)}}{\text{Bonus Floor Area (sq. ft.)}} \times 15\% \times \$ \frac{\text{Median price per base FAR foot}}{\text{Median price per base FAR foot}} = \$ \frac{N/A}{\text{Amount owed}}$$


 Developer/Project Coordinator

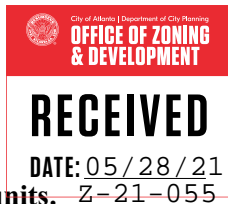
5-28-21
 Date

Greenstone Ventures, Inc.

By: Harvey Rudy

Its: 

AFFORDABLE HOUSING SUPPLEMENTAL FORM (FOR SALE)
(Attachment 2b)



Required if the rezoning application contemplates the construction of one or more residential units.

SECTION 1: DEVELOPMENT INFORMATION

Development Name: TBD
3626 Peachtree Road, 3693, 3715 Wieuca Road,
Development Address: 3660, 3700, 3706, 3714, 3721 Peachtree Dunwoody Road
Council District: 7 NPU B

Is there any involvement from the City of Atlanta/Invest Atlanta in the proposed project?

- Land write-down
- Land donation
- Financial Assistance
- Other _____

Please provide documentation of involvement and write-down

SECTION 2: DEVELOPER INFORMATION

Developer Name: Greenstone Ventures, Inc., c/o The Galloway Law Group, LLC
Developer Contact (Project Coordinator): Developer Address: 4062 Peachtree Road NE, Ste A330, Atlanta, GA 30319
Email address: woody@glawgp.com May we use email to contact you? Yes No
Telephone Number: (404) 965-3681

SECTION 3: DEVELOPMENT INFORMATION

Affordable units required

For “for sale” projects: _____ x 10%* = N/A (always round up)
Total units total affordable units required 25% = N/A

Bonus Square Footage* N/A Affordable sq. footage required N/A

*Note that the maximum allowed bonus is 15% of base FAR.

Is parking included in the price of market rates units? Yes No

Is parking included in the price of affordable units? Yes No

If parking is not included in the unit price, what is the price to purchase parking? TBD

Estimated date for the commencement of marketing: TBD

Estimated date for completion of construction of the affordable units: N/A

Building type (condo, townhouse, etc.) Detached cottage homes and townhomes

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For each unit configuration, fill out a separate row, as applicable (see example).

Unit Configuration	Square feet per unit	Number of affordable units proposed	Number of market rate units proposed	Total #	Proposed Assessments	Proposed Affordable Price*	Proposed Level of Affordability (___% or less of AMI)	Expected Market Price
<i>Example:</i> 1 bed/1 bath				0				
TBD								
Building Total								

SECTION 4: PAYMENT IN LIEU OF UNITS

Provide an estimate if an option is chosen to make the payment -in-lieu.

Date payment can begin and end: N/A

For “for sale” projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{(Round up to nearest whole number)}} \times 10\% = \frac{\text{Amount Owed}}{\text{X } \$100,000} = \$ \text{N/A}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq. ft.)} \times 15\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed N/A}$$


 Developer/Project Coordinator
 Greenstone Ventures, Inc.
 By: Harvey Rudy
 Its: 

5-29-21
 Date



AFFORDABLE HOUSING QUESTIONS (Attachment 2c)

Applicants for rezoning should only answer these questions if housing will be eliminated or created as part of their development plans. If the requested information cannot fit in the space below, please attach an additional page with your application.

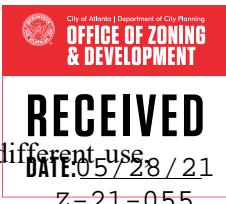
Rental Housing

If you are planning to eliminate rental housing through demolition or a conversion of a property into a different use, please provide the following information on the existing rental units:

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Rent
EX: 2/1	25	\$1,150
N/A	0	N/A

If you are planning to create rental housing through new construction or a conversion of a property into a different use, please provide the following information on the proposed rental units. If your proposed development is required to comply with the Inclusionary Zoning policy for the Beltline Overlay District and the Westside, and you are not paying the in-lieu fee, break out the affordable inclusionary zoning units on separate rows.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Rent
TBD	400	TBD



For-Sale Housing

If you are planning to eliminate for-sale housing through demolition or a conversion of a property into a different use, please provide the following information on the existing homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Average Value per the Fultonⁱ or DeKalb County Tax Assessorⁱⁱ
N/A	0	N/A

If any of the units to be eliminated have been vacant for a year or more, and/or are currently uninhabitable, please specify that information.

If you are planning to create for-sale housing through new construction or conversion of a property into a different use, please provide the following information on the proposed homeownership units.

Unit Type (Number of bedrooms/ Number of bathrooms)	Number of Units	Expected Average Sales Price
Single Family Detached	18	TBD
Single Family Attached (townhome)	39	TBD

Additional Information

If you wish to explain any of the information provided above, please use this space.

The proposed development includes multifamily, detached single family, and attached single family (townhome) uses. The final mix of unit types and rent/sale prices are still to be determined.

Are you seeking assistance from a local government, development authority, or other governmental entity to fund, partially or in whole, your development? If so, please describe:

- 1) The type of assistance you intend to apply for and/or have received; and

The Applicant has not sought public assistance for the development, but may consider such requests in the future.

- 2) Any rental or sales affordability requirements that will come with this assistance.

If the Applicant decides to seek such public assistance, rental or sales affordability standards will be determined at that time.

^{i.} To determine the value of homeownership units in DeKalb County, use the DeKalb County Tax Commissioner’s real estate search function. The link to this website is: <https://taxcommissioner.dekalbcountyga.gov/TaxCommissioner/TCSearch.asp>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

^{ii.} To determine the value of homeownership units in Fulton County, use the qPublic.net function from the Fulton County Tax Commissioner. The link to this website is: <https://qpublic.schneidercorp.com/Application.aspx?App=FultonCountyGA&Layer=Parcels&PageType=Search>. Use the “Total Value”, not the “Assessed Value”. If there are multiple properties that are the same unit type, average their values together.

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(Attachment 3)

Table II
 Developments of Regional Impact
 Tiers and Development Thresholds
 Effective January 1, 2002

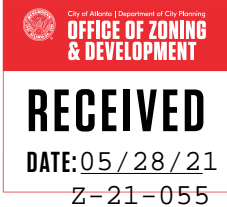
Please check the appropriate type of development

Type of Development		Metropolitan Regions	Nonmetropolitan Regions
<input type="checkbox"/>	Office	Greater than 400,00 gross square feet	Greater than 125,000 gross square feet
<input type="checkbox"/>	Commercial	Greater than 3000,000 gross square feet	Greater than 175,000 gross square feet
<input type="checkbox"/>	Wholesale & Distribution	Greater than 500,000 gross square feet	Greater than 175,000 gross square feet
<input type="checkbox"/>	Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
<input type="checkbox"/>	Housing	Greater than 400 new lots or units	Greater than 125 new lots or units
<input type="checkbox"/>	Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
<input type="checkbox"/>	Hotels	Greater than 400 rooms	Greater than 250 rooms
<input checked="" type="checkbox"/>	Mixed Use	Total gross square feet greater than 400,000; or covering more than 120 acres	Total gross square feet greater than 125,000; or covering more than 40 acres
<input type="checkbox"/>	Airports	All new airports, runways and runway extension	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
<input type="checkbox"/>	Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
<input type="checkbox"/>	Post-Secondary School	New school with a capacity of more than 2,400 students, or expansion by at least 25 percent capacity	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
<input type="checkbox"/>	Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more; and located within one-half mile of a jurisdictional boundary	New facility or expansion of use of an existing facility by 50 percent or more; and located within one-half mile of a jurisdictional boundary
<input type="checkbox"/>	Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary	New facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary
<input type="checkbox"/>	Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary	New facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary
<input type="checkbox"/>	Petroleum Storage Facilities	Storage greater than 50,00 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels; and located within one half mile of a jurisdictional boundary	Storage greater than 50,00 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels; and located within one half mile of a jurisdictional boundary
<input type="checkbox"/>	Water Supply Intakes/Reservoirs	New Facilities	New Facilities
<input type="checkbox"/>	Intermodal Terminals	New Facilities	New Facilities
<input type="checkbox"/>	Truck Stops	A new facility with more than three (3) diesel fuel pumps; or containing half acre of truck	A new facility with more than three (3) diesel fuel pumps; or containing half acre of truck
<input type="checkbox"/>	Any other development types not identified above (includes parking facilities)	1000 parking spaces	1000 parking spaces

COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT

(Attachment 4)

Property Address: 3626 Peachtree Road, 3693, 3715 Wieuca Road,
3660, 3700, 3706, 3714, 3721 Peachtree Dunwoody Road



Current Land Use: HDC, LDR and SFR Proposed Land Use: HDC


Submit the following: If a CDP Amendment is required submit a complete description of the proposed development project, including the type of land use, number of units and/or square footage, floor area ratio(s), and lot coverage ratio. In addition, submit a documented analysis detailing the following:

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property.
2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.
3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
4. Whether the amendment is consistent with the written policies in the Comprehensive Plan Text.
5. Whether there are environmental impacts or consequences resulting from the proposed change.

I filed an application (Z-____-____) for rezoning of the subject property on (date)_____.

I understand that my application for a CDP amendment is subject to a review by the Neighborhood Planning Unit (NPU) in which the property is located, and I agree to contact the Chairperson of that NPU to request consideration of my application. I further understand that I am required to submit an application fee for the CDP amendment in an amount of \$1,000.00.

Greenstone Ventures, Inc., c/o The Galloway Law Group, LLC
Applicant's Name (please print)

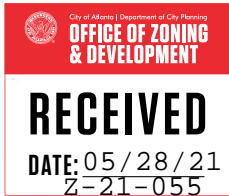
 By: Harvey Rudy, Its
Applicant's Signature

4062 Peachtree Road NE, Ste A330
Address

Atlanta Georgia 30319
City State Zip Code

(404) 965-3681
Phone

Applicant informed of CDP Hearing



DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One: Yes No

If the answer is YES, proceed to section 1 through 4.

If the answer is NO, complete only section 4.

1. Circle One: Party to Rezoning In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.

If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: Wieuca Road Baptist Church, Inc. / Wieuca Road Baptist Church

3. Campaign Contributions:

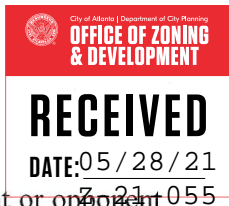
Name of Government Official	Total Dollar Amount	Date of Contribution

4. 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 rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Wieuca Road Baptist Church, Inc. / Wieuca Road Baptist Church, as Owner

Signature:
By: Ben Jones Jr.
Its: Chief Executive Officer

Date: 5/17/2021



DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One: Yes No

If the answer is YES, proceed to section 1 through 4.
If the answer is NO, complete only section 4.

1. Circle One: Party to Rezoning In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.
If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: Wieuca Road Baptist Church, Inc. / Wieuca Road Baptist Church

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution

4. 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 rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Greenstone Ventures, Inc., as Applicant

Signature:
By: Harvey Rudy
Its: Patric

Date: 5-28-21



DISCLOSURE REPORT

(Attachment 5)

Within the (2) years immediately preceding the filing of this rezoning application have you, as the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more to a local government official who will consider the application.

Circle One: Yes No

If the answer is YES, proceed to section 1 through 4.
If the answer is NO, complete only section 4.

1. Circle One: Party to Rezoning In Opposition of Rezoning

If party to rezoning, complete section 2, 3 and 4 below.
If opposition, proceed to section 3 and 4 below.

2. List all individuals or business entities which have and ownership interest in the property which is subject of this rezoning action: Wieuca Road Baptist Church, Inc. / Wieuca Road Baptist Church

3. Campaign Contributions:

Name of Government Official	Total Dollar Amount	Date of Contribution
Felicia Moore	\$500	3-25-2021

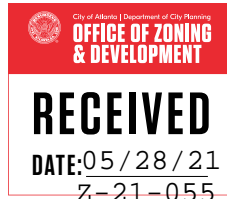
4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. Seq. Conflict of interest in rezoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (please print): Georgia Business Properties, Inc.

Signature: 

Date: May 27, 2021

By: Laurel David
Its: Chief Executive Officer

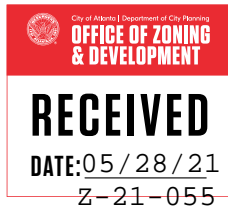


SUMMARY OF PROPOSED PROJECT
APPLICATION FOR REZONING AND CDP AMENDMENT
CITY OF ATLANTA, GEORGIA

Greenstone Ventures, Inc. (the “Applicant”), requests the Rezoning of approximately 12.52 acres located at 3626 Peachtree Road, 3693 and 3715 Wieuca Road, and 3660, 3700, 3706, 3714, and 3721 Peachtree Dunwoody Road (Parcel Identification Numbers 17 0044 LL006, 17 0044 LL007, 17 0044 LL008, 17 0044 LL272, 17 0044 LL028, 17 0044 LL027, 17 0044 LL026, and 17 0044 LL025, respectively) (collectively, the “Property”) from the Buckhead/Lenox Stations Special Public Interest District (SPI-12), Subarea 3 (SA3), and R-3 Single-Family Residential (R-3) District to the SPI-12 District, Subarea 1 (SA1), to allow a mixed-use development comprising office space, single-family and multifamily dwellings, and the expansion of some church facilities. In conjunction with this Rezoning request, the Applicant is also requesting a Comprehensive Development Plan Amendment from the Property’s High Density Commercial (HDC), Low Density Residential (LDR), and Single Family Residential (SFR) land use designations to the HDC land use designation.

The Property is owned by Wieuca Road Baptist Church (the “Church”) and is used for church purposes. As shown on the enclosed Site Plan, the Applicant proposes to preserve the Church sanctuary and some administrative buildings, to expand or develop the Church’s vehicular infrastructure, pedestrian connections, buildings, and daycare facilities, and to increase the height of the Church’s existing parking deck by two (2) levels. South of the sanctuary, on the site of existing Church buildings and a surface parking lot fronting Peachtree Road, the Applicant proposes one office and accessory retail building of approximately 512,000 square feet, one multi-family residential building of approximately 400 units, and a shared parking deck providing parking for these uses. North of the Church buildings, the Applicant proposes to develop single-family residences numbering 18 detached and 39 attached single-family homes.

The Property spans an area of tremendous transition of use. The southern end of the Property fronts Peachtree Road and is adjacent to intense commercial uses that include Phipps Mall to the west and the 40-story mixed-use tower at 3630 Peachtree Road to the east. North of the Property are single-family neighborhoods. To fit within this context, the proposal locates the multifamily and office uses at the Property’s southern end within the Peachtree Road corridor,



preserves the Church as a transitional civic/institutional use in the center of the Property, and locates new single-family residences on the northern portion of the Property, between the Church and existing single-family residences to the north. This design thus responds to the Property's location in a transitional area by proposing uses that match the existing uses to which they are nearest.

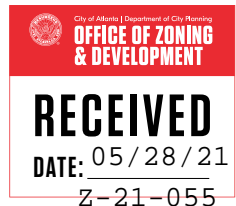
As documented in the enclosed Documented Impact Analyses, this Rezoning and Comprehensive Development Plan Amendment are compatible with the criteria established in the Atlanta Zoning Ordinance for such changes. Accordingly, the Applicant respectfully asks that the City Council of the City of Atlanta approve the Rezoning and Comprehensive Development Plan Amendment as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

William Woodson Galloway
Jordan Edwards

4062 Peachtree Road NE, Suite A330
Atlanta, Georgia 30319
(404) 965-3680



DOCUMENTED IMPACT ANALYSIS
APPLICATION FOR REZONING
CITY OF ATLANTA, GEORGIA

Greenstone Ventures, Inc. (the “Applicant”), requests the Rezoning of approximately 12.52 acres located at 3626 Peachtree Road, 3693 and 3715 Wieuca Road, and 3660, 3700, 3706, 3714, and 3721 Peachtree Dunwoody Road (Parcel Identification Numbers 17 0044 LL006, 17 0044 LL007, 17 0044 LL008, 17 0044 LL272, 17 0044 LL028, 17 0044 LL027, 17 0044 LL026, and 17 0044 LL025, respectively) (collectively, the “Property”) from the Buckhead/Lenox Stations Special Public Interest District (SPI-12), Subarea 3 (SA3), and R-3 Single-Family Residential (R-3) District to the SPI-12 District, Subarea 1 (SA1), to allow a mixed-use development. In conjunction with this Rezoning, the Applicant is also requesting a Comprehensive Development Plan (CDP) Amendment for the Property to the High Density Commercial (HDC) future land use category. The Property is currently owned by Wieuca Road Baptist Church (the “Church”) and the requested Rezoning and CDP Amendment will allow the renovation of some church facilities, 512,000 square feet of office and accessory retail space, single-family residences, and multifamily dwellings, as shown on the enclosed Site Plan.

Because this Rezoning request is consistent with the matters to be considered by the Department of City Planning enumerated at Section 16-27.004 of the Atlanta Zoning Ordinance, as documented below, the Applicant respectfully asks that the City Council approve the Rezoning as requested.

1. Compatibility with comprehensive development plans; timing of development

The requested Rezoning is compatible with the policies and intent of the City’s comprehensive development plans, although the future land use and character area designations of the Property are incongruous with the Property’s location and the existing adjacent uses in the Peachtree Road corridor, prompting the Applicant to request the aforementioned CDP Amendment. The Property is located in a heavily commercial area characterized by high-rise development and intense retail, restaurant, and residential uses. Accordingly, the 2016 Comprehensive Development Plan assigns adjacent and nearby land to the west, south, and east to the High Density Commercial (HDC) land use designation. In contrast, the largest of the



parcels that comprise the Property, which has frontage on Peachtree Road and is located between Phipps Mall and the 40-story tower at 3630 Peachtree Road, is designated Low Density Residential (LDR). Two of the parcels that make up the Property are assigned to the High Density Commercial (HDC) designation, and the remaining five parcels are assigned to the Single Family Residential (SFR) designation. The entirety of the Property is designated a Traditional Neighborhood Existing character area.

The Applicant has requested that the Property be reassigned to the HDC land use category to match adjacent properties and the larger commercial hub of which the Property is a part. To provide the logical transition to the established neighborhood to the north, the Applicant is proposing detached and attached single-family homes between the existing neighborhood and the Church, which itself will provide a transition between the proposed single-family homes and the denser uses proposed on the southern end of the Property, in the Peachtree Road corridor. The best character area designation for the Property is Regional Activity Center, again to match adjacent properties. These reassignments are appropriate in light of the Property’s location, surrounding uses, and sound urban planning policies.

2. Availability of and effect on public facilities and services; referrals to other agencies

The Property is located in one of the most intensely developed commercial nodes of the City. Existing uses in the area have resulted in the provision of robust public facilities and services that would be available to the proposed development. As shown on the Site Plan, the densest portion of the proposed development will be developed on the southern end of the Property, south of the Church sanctuary and within the Peachtree Road corridor. The portion of the Property north of the sanctuary will be developed for single-family homes. Furthermore, while the Property is in an area well furnished by public facilities and services, it has not generated tax revenue to fund these benefits because the Property has been owned by a nonprofit church. In contrast, the Rezoning and development of the Property as proposed would greatly increase the Property’s contribution to the City’s tax base for funding public facilities and services in the future.

3. Availability of other land suitable for proposed use; effect on balance of land uses

The Property is unique in that, owing to its long narrow shape, its southern property line is adjacent to Peachtree Road while its northern property line is adjacent to an established

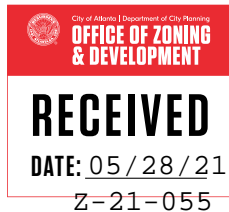
neighborhood. The portion of the Property adjacent to Peachtree Road is underutilized as the Church's surface parking lot and old administrative space, and there is little, if any, land available in the area that is both so underdeveloped and so suitable for the proposed uses. Similarly, the portion of the Property north of the Sanctuary on which the Applicant has proposed single-family residences is either undeveloped or used only for surface parking. Intense demand for single-family housing characterizes the North Buckhead area, demonstrating the severely limited availability of other land for this proposed use. All of the proposed uses are compatible with the existing uses in the vicinity, so the proposal will not affect the balance of land uses in the area.

4. Effect on character of the neighborhood

As described above, the neighborhood in which the Property is located is notable for sharp transitions in use type. Roadways in the immediate vicinity, including Peachtree Road, Peachtree Dunwoody Road, Wieuca Road, and Phipps Boulevard, are lined with commercial, multi-family, or dense single-family uses, with established neighborhoods located in close proximity to the north. Positioning new high-rise commercial uses adjacent to similar existing uses on the south end of the Property is appropriate, as is positioning new single-family residences on the north end of the Property, with the Church sanctuary and administrative buildings providing a suitable transition between the two. Because the proposal has been designed to complement the prevailing transition of uses in the area, it should not have negative effect on the character of the neighborhood. To the contrary, by developing the portion of the Property north of the sanctuary for single-family residences, the proposal safeguards this land from being developed for denser high-rise development that would be out of character with the neighborhood to the north.

5. Suitability of proposed use

The proposed uses are suitable for the Property. Dense office and multi-family uses will be located in the Peachtree Road corridor, adjacent to existing high-rise development. The intensity of use will step down through the middle of the Property via the existing Church that will remain, and will step further down to the proposed single-family attached and single-family detached residences, which provide an additional transitional buffer to the established neighborhood to the north.



6. Effect on adjacent property

The Rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. The Property has long been used for Church purposes, but the Church now seeks to reduce its property holdings. As described above, the development concept has been designed to complement the use of adjacent and nearby property. Dense commercial and residential uses are proposed for the portion of the Property that is adjacent to such uses, and less intense single-family uses are proposed on the northern end of the Property where they will be adjacent to existing single-family uses.

7. Economic use of current zoning

The majority of the Property is zoned SPI-12 SA3, in which remarkably few uses are listed as permitted principal uses. Further, the Property is the only land in the entire City of Atlanta zoned to the SPI-12 SA3 district, casting doubt on the Constitutionality of the Property’s existing zoning classification. Because so few uses are currently permitted on the Property, the Property does not have a reasonable economic use as currently zoned.

8. Tree preservation

Most of the Property’s area on which new development is proposed is already developed, either for surface parking lots or Church buildings. Consequently, only a small number of trees will need to be removed for the development to proceed. The Applicant will of course abide by City of Atlanta standards for tree recompense and replacement.

9. Other conditions

In the time since the Church was first built, Buckhead’s commercial center at the convergence Peachtree Road, Lenox Road, and Phipps Boulevard has grown into one of the City’s most intensely developed nodes. Much of the Property is either undeveloped or underdeveloped, and the Church no longer desires to maintain all of its facilities on the Property. The Applicant’s Rezoning proposal preserves structures that the Church does want to continue operating in, and proposes uses and development on the rest of the Property that are consistent with the existing use and development of adjacent and nearby properties. These changing conditions of the Property and the surrounding area give supporting grounds for approval of the proposed Rezoning.



As described above, this Rezoning request is consistent with the matters to be considered by the Department of City Planning enumerated at Section 16-27.004 of the Atlanta Zoning Ordinance. Accordingly, the Applicant respectfully asks that the City Council approve this Rezoning as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

A handwritten signature in blue ink, appearing to read "W. Galloway", written over a horizontal line.

William Woodson Galloway
Jordan Edwards

4062 Peachtree Road NE, Suite A330
Atlanta, Georgia 30319
(404) 965-3680



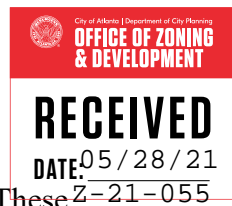
DOCUMENTED ANALYSIS OF CDP AMENDMENT CRITERIA
APPLICATION FOR COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT
CITY OF ATLANTA, GEORGIA

Greenstone Ventures, Inc. (the “Applicant”), requests a Comprehensive Development Plan (CDP) Amendment for approximately 12.52 acres located at 3626 Peachtree Road, 3693 and 3715 Wieuca Road, and 3660, 3700, 3706, 3714, and 3721 Peachtree Dunwoody Road (Parcel Identification Numbers 17 0044 LL006, 17 0044 LL007, 17 0044 LL008, 17 0044 LL272, 17 0044 LL028, 17 0044 LL027, 17 0044 LL026, and 17 0044 LL025, respectively) (collectively, the “Property”) from the High Density Commercial (HDC), Low Density Residential (LDR), and Single Family Residential (SFR) future land use categories to the HDC future land use category. In conjunction with this Amendment, the Applicant is also requesting the Rezoning of the Property to the Buckhead/Lenox Stations Special Public Interest (SPI-12) District, Subarea 1 (SA1). The Property is currently owned by Wieuca Road Baptist Church (the “Church”) and the requested CDP Amendment and Rezoning will allow the renovation of some church facilities and a mixed-use development comprising office and accessory retail space, single-family residences, and multifamily dwellings, as shown on the enclosed Site Plan.

Because this CDP Amendment is consistent with the criteria to be considered by the Department of City Planning when reviewing CDP Amendments, as documented below, the Applicant respectfully asks that the City Council approve the proposed CDP Amendment as requested.

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property.

The Property is relatively large, has a long, narrow shape, and it is located in an area that is characterized today by a dramatic transition of uses. To the east, the southern end of the Property is adjacent to a 40-story mixed-use tower at 3630 Peachtree Road, and is across Wieuca Road from Phipps Mall. Both of these adjacent properties are designated HDC on the CDP’s Future Land Use Map, as is the commercial property across Peachtree Road to the south. In fact, the Property’s LDR designation is the only LDR classification in the larger area, with properties to the east, south, and west all designated to the HDC, Medium Density Residential (MDR),



High Density Residential (HDR) or Very High Density Residential (VHDR) categories. These classifications reflect the intensity of uses that characterize the area, which is the commercial core of Buckhead.

North of the commercial core, however, are established neighborhoods appropriately designated to the SFR category. The northern portion of the Property is also designated SFR, which detrimentally prevents any intermediary uses from operating as transitional buffers between the established neighborhood and the commercial core to the south and west. In accordance with sound planning principals, the Applicant proposes to locate new detached and attached single-family homes between the existing neighborhood and the Church, which itself will provide a transition between the proposed single-family homes and the denser uses proposed on the southern end of the Property, in the Peachtree Road corridor. In this way, the proposed CDP Amendment will align the Property’s future land use designation with rest of the area surrounding the Peachtree Road and Lenox Road thoroughfares while still permitting uses that are suitable in view of the use and development of adjacent and nearby property on all sides.

2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.

Adjacent land to the east is use for a 40-story mixed-use tower, and to the west is Phipps Mall, hotel and multifamily uses, and several additional high-rise buildings. The proposed development that the requested CDP Amendment would allow on the southern portion of the Property is consistent with these adjacent and nearby properties and will not affect their use or usability. On the northern portion of the Property, the requested CDP Amendment would allow the single-family detached and single-family attached residences shown on the enclosed Site Plan. Not only are these uses compatible with the residential uses in the neighborhood to the north, but the proposed development will also prevent the northern portion of the Property from being developed for less compatible commercial or multifamily uses. The existing Church in the center of the Property, which is no longer in need of all its facilities, has chosen the Applicant’s development proposal as the best use of its property holdings. The Church buildings that will remain on the Property will also act as a transitional use buffer between the proposed commercial development on the southern portion and the residential development on the

northern portion. For all these reasons, the requested CDP Amendment will not adversely affect the existing use or usability of adjacent or nearby property.

3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The Property is located in one of the most intensely developed commercial nodes of the City. Existing uses in the area have resulted in the provision of robust infrastructure supply, such that the proposed CDP Amendment will not result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, or utilities. The multifamily use proposed for the southern end of the Property and the relatively small number of attached and detached residences on the northern end of the Property are not expected to result in a burdensome use of area schools.

4. Whether the amendment is consistent with the written policies of the Comprehensive Plan Text.

The Community Vision of the current CDP includes among its primary goals having “a diverse and balanced housing stock”. CDP at Page 7. The Applicant’s development proposal promotes this policy by bringing to the area multifamily dwellings as well as attached and detached single-family residences, and locating these dwelling types in a development pattern that is compatible with existing uses. The Community Vision also calls for the City to “focus on the redeveloping of the commercial corridors” and “continuing to ensure the vitality of its major employment centers”. The southern portion of the Property is in the Peachtree Road commercial corridor and is located in one of the City’s largest employment centers. The development proposal would redevelop underused land in a manner appropriate for the Property’s location in Buckhead’s commercial core. Accordingly, the proposed CDP Amendment is consistent with the written policies of the Comprehensive Plan text.

Moreover, the CDP Amendment is consistent with the goals of the North Buckhead Master Plan (NBMP), adopted in 2015. The first Priority Recommendation of the plan is to “preserve and protect single-family areas” and a key land use recommendation is to “provide buffers between new development and single-family residential areas”. NBMP at Page 3. The Applicant has designed the proposed development concept to complement the use of adjacent

and nearby properties. Dense commercial and residential uses are proposed for the portion of the Property that is adjacent to these types of uses, and less intense single-family uses are proposed on the northern end of the Property where they will be adjacent to existing single-family uses. The Church will provide a buffer between the proposed southern commercial uses and the proposed northern residential uses. The proposed northern residential uses, in turn, will provide a buffer protecting the established neighborhood to the north. The proposed preservation of Church sanctuary and its northern recreational and administrative buildings, as well as the proposed development of single-family residences on the northern portion of the Property, will also safeguard this land from development of denser high-rise development that would be out of character with the neighborhood to the north.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

The Property has long been developed for Church uses and few trees are present. If the proposed development is allowed to proceed, modern stormwater infrastructure can be developed and trees and other landscaping consistent with the City's vegetation policies will be planted. Accordingly, the proposed CDP Amendment will result in positive environmental impacts.

As described above, this CDP Amendment request is consistent with the criteria established for the granting of such amendments. Accordingly, the Applicant respectfully asks that the City Council approve this CDP Amendment as requested.

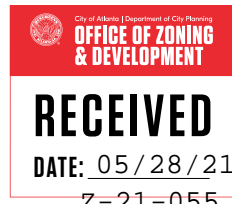
Sincerely,

THE GALLOWAY LAW GROUP, LLC



William Woodson Galloway
Jordan Edwards

4062 Peachtree Road NE, Suite A330
Atlanta, Georgia 30319
(404) 965-3680

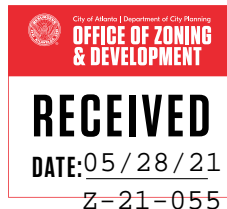


Church Property

All that tract or parcel of land lying and being in Land Lot 44 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 2-inch brass cap found at the intersection of the Easterly right-of-way line of Wieuca Road (variable right-of-way) and the Northerly right-of-way line of Peachtree Road, a.k.a. Georgia Hwy 141, (variable right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along said right-of-way line of Wieuca Road North 87 degrees 31 minutes 25 seconds West, a distance of 76.70 feet to a 2-inch brass cap found; Thence North 65 degrees 32 minutes 12 seconds West, a distance of 17.33 feet to a 2-inch brass cap found; Thence North 43 degrees 18 minutes 38 seconds West, a distance of 65.45 feet to a nail set; Thence North 28 degrees 24 minutes 33 seconds West, a distance of 1036.09 feet to a nail found; Thence departing said right-of-way line North 75 degrees 44 minutes 28 seconds East, a distance of 440.02 feet to a 1-inch crimp top pipe found; Thence South 18 degrees 17 minutes 06 seconds East, a distance of 91.34 feet to a 5/8-inch rebar set; Thence South 89 degrees 21 minutes 12 seconds East, a distance of 527.13 feet to a nail set located on the Westerly right-of-way line of Peachtree Dunwoody Road (variable right-of-way); Thence along said right-of-way line South 00 degrees 36 minutes 29 seconds West, a distance of 57.30 feet to a nail set; Thence South 15 degrees 13 minutes 15 seconds West, a distance of 51.09 feet to a nail set; Thence South 02 degrees 48 minutes 48 seconds West, a distance of 186.79 feet to a nail set; Thence South 00 degrees 49 minutes 49 seconds West, a distance of 106.71 feet to a point; Thence departing said right-of-way line North 89 degrees 25 minutes 22 seconds West, a distance of 197.43 feet to a point; Thence North 89 degrees 25 minutes 22 seconds West, a distance of 76.50 feet to a point; Thence North 89 degrees 25 minutes 22 seconds West, a distance of 46.29 feet to a point; Thence along a curve to the right having an arc length of 88.27 feet, with a radius of 61.75 feet, being subtended by a chord bearing of South 05 degrees 52 minutes 23 seconds West, for a distance of 80.95 feet to a point; Thence along a curve to the right having an arc length of 20.85 feet, with a radius of 22.67 feet, being subtended by a chord bearing of South 44 degrees 11 minutes 58 seconds West, for a distance of 20.12 feet to a point; Thence South 70 degrees 32 minutes 30 seconds West, a distance of 5.78 feet to a point; Thence South 17 degrees 17 minutes 28 seconds East, a distance of 481.02 feet to a mag nail set located on the Northerly right-of-way line of Peachtree Road; Thence along said right-of-way line South 76 degrees 03 minutes 02 seconds West, a distance of 81.89 feet to a 2-inch brass cap found; Thence along a curve to the left having an arc length of 44.61 feet, with a radius of 558.50 feet, being subtended by a chord bearing of South 73 degrees 34 minutes 20 seconds West, for a distance of 44.60 feet to a 2-inch brass cap found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 12.516 Acres.



CONSTITUTIONAL OBJECTIONS
APPLICATION FOR REZONING AND CDP AMENDMENT
CITY OF ATLANTA, GEORGIA

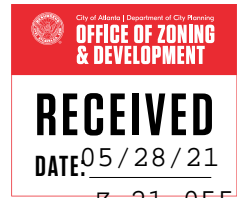
Georgia Law and the procedures of City of Atlanta require us to raise Federal and State Constitutional objections during the Rezoning/CDP Amendment application process. While the Owner/Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Owner/Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Zoning Ordinance of the City of Atlanta, Georgia, as applied to the Property, that would result in a denial of the Rezoning/CDP Amendment as requested, are, or would be, unconstitutional in that they would destroy property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Atlanta or the Atlanta Zoning Ordinance to the Property which restricts its use to any use in a manner other than that requested is unconstitutional, illegal and null and void because such an application constitutes a taking of property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner/Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City Council of the City of Atlanta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal to grant the Rezoning/CDP Amendment as requested would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner/Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Rezoning/CDP Amendment subject to conditions that are different from the conditions requested, to the extent such different conditions would have the effect of further restricting the utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act



and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

In addition, this constitutes formal written notice to the City of Atlanta, pursuant to O.C.G.A. § 36-33-5, that the Owner/Applicant plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Property by the City of Atlanta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner/Applicant respectfully requests that the City Council of the City of Atlanta grant the Rezoning/CDP Amendment as requested.

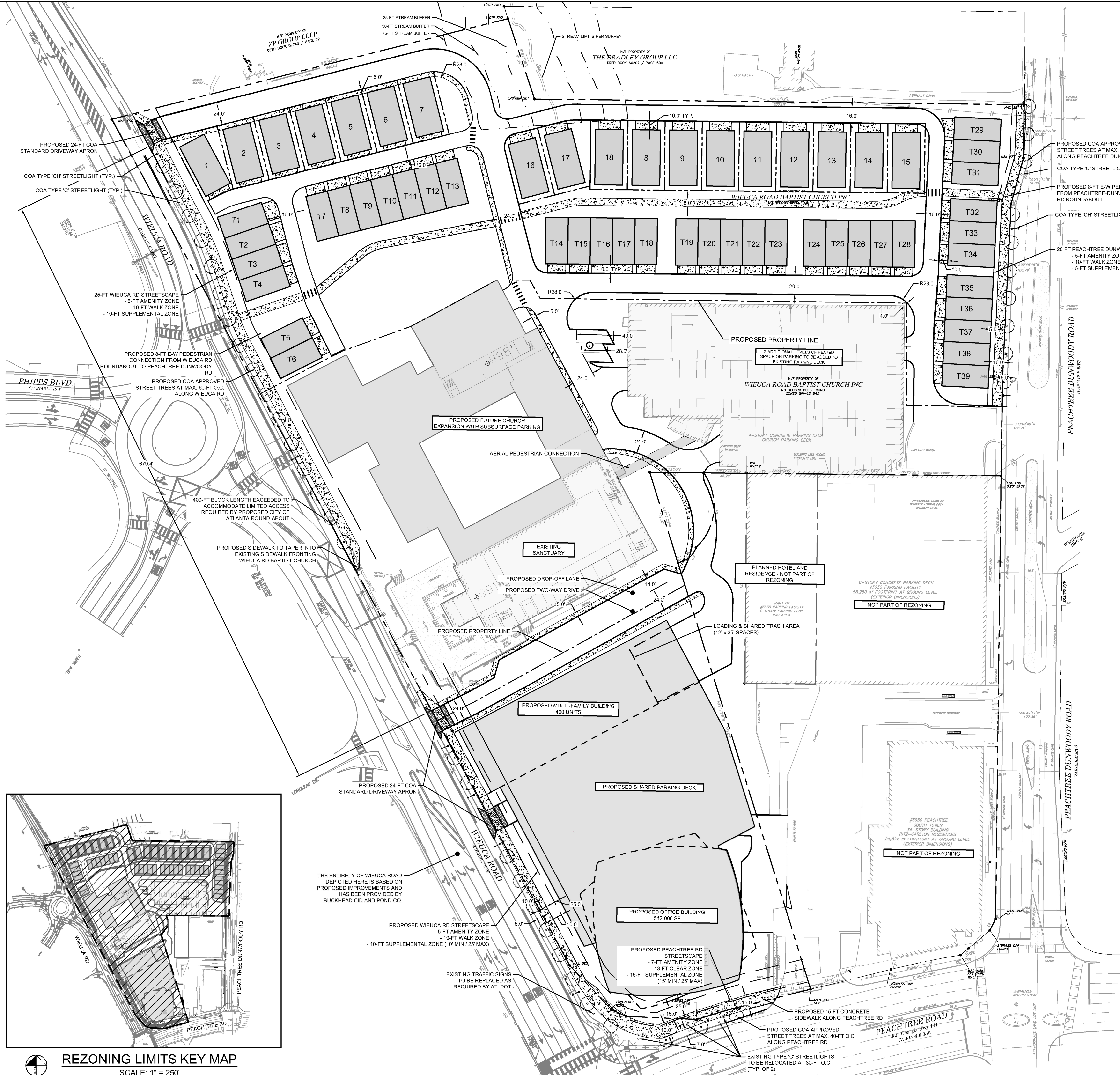
THE GALLOWAY LAW GROUP, LLC

A handwritten signature in blue ink, appearing to read 'W. Woodson Galloway', written over a horizontal line.

William Woodson Galloway
Jordan Edwards
Attorneys for Owner/Applicant

4062 Peachtree Road, Ste A330
Atlanta, Georgia 30319
(404) 965-3680

Drawing name: K:\M\T_CIVIL\12826043 - Wieuca Rd Baptist CAD\Parasheets\C0-20 ZONING SITE PLAN.dwg Z1-00 ZONING SITE PLAN May 27, 2021 4:09pm by: Almaria Brennan



SITE PLAN SPECIFICATIONS:

- 1. CURRENT ZONING: SPI-12 SA3
PROPOSED ZONING: SPI-12 SA1
- 2. TOTAL NET LOT AREA (NLA): 545,176 SF
GROSS LOT AREA (GLA): 579,983 SF
*NLA INCLUDES TRACTS 3 & 4 ONLY
*GLA ASSUMES 40-FT ROW FOR ALL FRONTAGES. ACTUAL ROW VARIES.
- 3. PROPOSED LAND USES: 18 UNITS = 113,400 SF
- SINGLE-FAMILY COTTAGE HOMES (40'x70' LOTS) 39 UNITS = 163,800 SF
- 24' x 50' TOWNHOMES
- PROPOSED CHURCH/DAY SCHOOL 298,672 GSF
EXISTING CHURCH/DAY SCHOOL 140,000 GSF
NET NEW CHURCH/DAY SCHOOL 158,672 GSF
- OFFICE / ACCESSORY RETAIL 512,000 GSF
- MULTIFAMILY RESIDENTIAL 400 UNITS
PARKING DECK EXPANSION +2 ADDITIONAL LEVELS 95,278 SF
- 4. OFFICE/MULTI-FAMILY BUILDING HEIGHT: 415-FT
CHURCH EXPANSION HEIGHT: 75-FT
- 5. SETBACKS
PEACHTREE DUNWOODY RD: 20-FT FROM BACK OF CURB
- 5-FT AMENITY ZONE
- 10-FT WALK ZONE
- 5-FT SUPPLEMENTAL ZONE (0' MIN / 25' MAX)
WIEUCA RD: 25-FT FROM FUTURE BACK OF CURB
- 5-FT AMENITY ZONE
- 10-FT WALK ZONE
- 10-FT SUPPLEMENTAL ZONE (10' MIN / 25' MAX)
PEACHTREE RD:
- 5-FT AMENITY ZONE
- 15-FT WALK ZONE
- 15' MIN / 25' MAX FT SUPPLEMENTAL ZONE

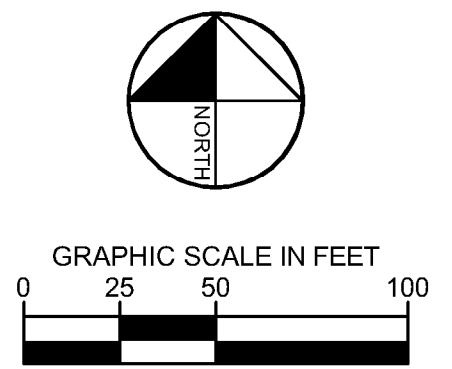
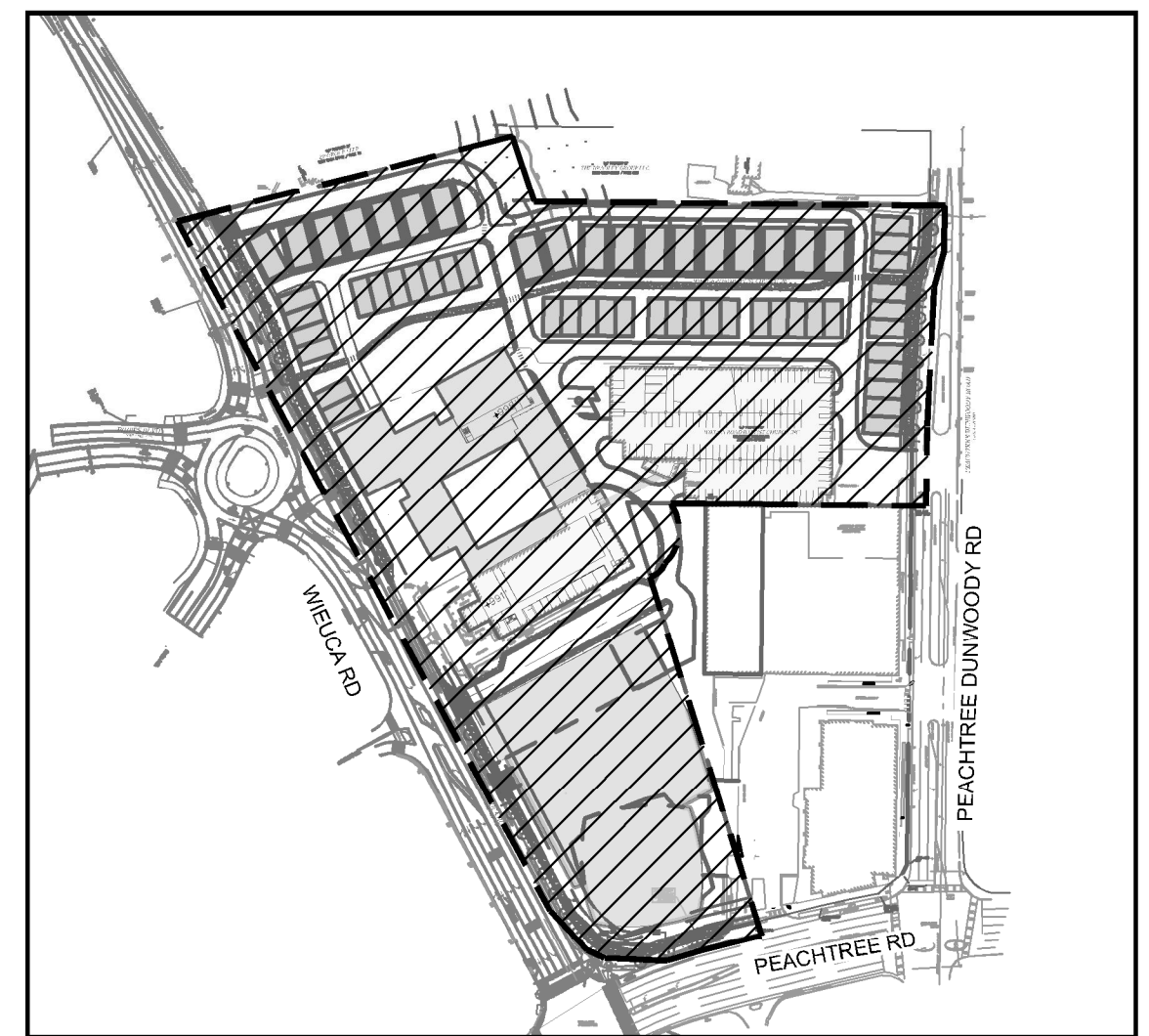
PARKING CALCULATIONS	MAXIMUM ALLOWED PER BUCKHEAD PARKING OVERLAY	PARKING PROVIDED
OFFICE (512,000 SF)	2.5 / 1,000 SF = 1,280 SPACES	2,024 SPACES
MULTI-FAMILY APARTMENTS (400 UNITS)	1.25 / 1-BR UNIT = 195 SPACES 2.25 / 2-BR UNIT = 549 SPACES 744 SPACES	IN PROPOSED PARKING DECK W/ 35% OF SPACES SHARED FOR OFFICE & MF USE
TOTAL MAXIMUM ALLOWED = 2,024 SPACES		TOTAL PROVIDED = 2,024 SPACES
CHURCH / DAY SCHOOL (298,672 SF)	155 SUBSURFACE SPACES + 240 DECK SPACES TO BE ADDED 182 EXISTING SURFACE SPACES TO BE REMOVED NET ADDITIONAL PARKING = 213 SPACES	
EXISTING DECK	685 SPACES IN EXISTING DECK DEDICATED TO USE BY 3630 OFFICE TO REMAIN	
SINGLE-FAMILY COTTAGE HOMES (18 UNITS)	2 PER UNIT = 36 SPACES PROVIDED WITHIN UNITS	
TOWNHOMES (39 UNITS)	2 PER UNIT = 78 SPACES PROVIDED WITHIN UNITS	
NET NEW SPACES FOR OVERALL DEVELOPMENT = 2,351 SPACES (2,024 + 213 + 36 + 78 SPACES)		

SITE NOTES:

- THE PROPOSED OFFICE & MULTIFAMILY BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY HKS, DATED 04/08/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEOSURVEY, DATED 02/12/2021.
- THE PROPOSED ROADWAY IMPROVEMENTS FOR WIEUCA ROAD AND PEACHTREE ROAD SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY BUCKHEAD CID & POND CO, DATED 05/25/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ROADWAY PLANS FOR EXACT INFORMATION.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND:

- — — — — PROPERTY LINE
- — — — — BUILDING SETBACK LINE
- — — — — LOT LINE



Kimley-Horn
 PREPARED BY: **GREENSTONE VENTURES INC.**
 3301 WINDY RIDGE PKWY, SUITE 320
 ATLANTA, GA 30339
 PHONE: 678.669.7608

PROJECT: **WIEUCA**
 3626, 3683, & 3715 WIEUCA ROAD NE & 3714 PEACHTREE DUNWOODY ROAD
 ATLANTA, GA 30326
 LAND LOT 44, 17TH DISTRICT

ISSUANCE AND REVISION DESCRIPTIONS

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
 No. PE038066
 BENJAMIN W. SKIDMORE
 05/28/2021

GSWCC NO. (LEVEL II) 0000068765
 DRAWN BY ATB
 DESIGNED BY IDK
 REVIEWED BY BWS
 DATE 05/28/2021
 PROJECT NO. 012826043
 TITLE **ZONING SITE PLAN**
 SHEET NUMBER **Z1-00**

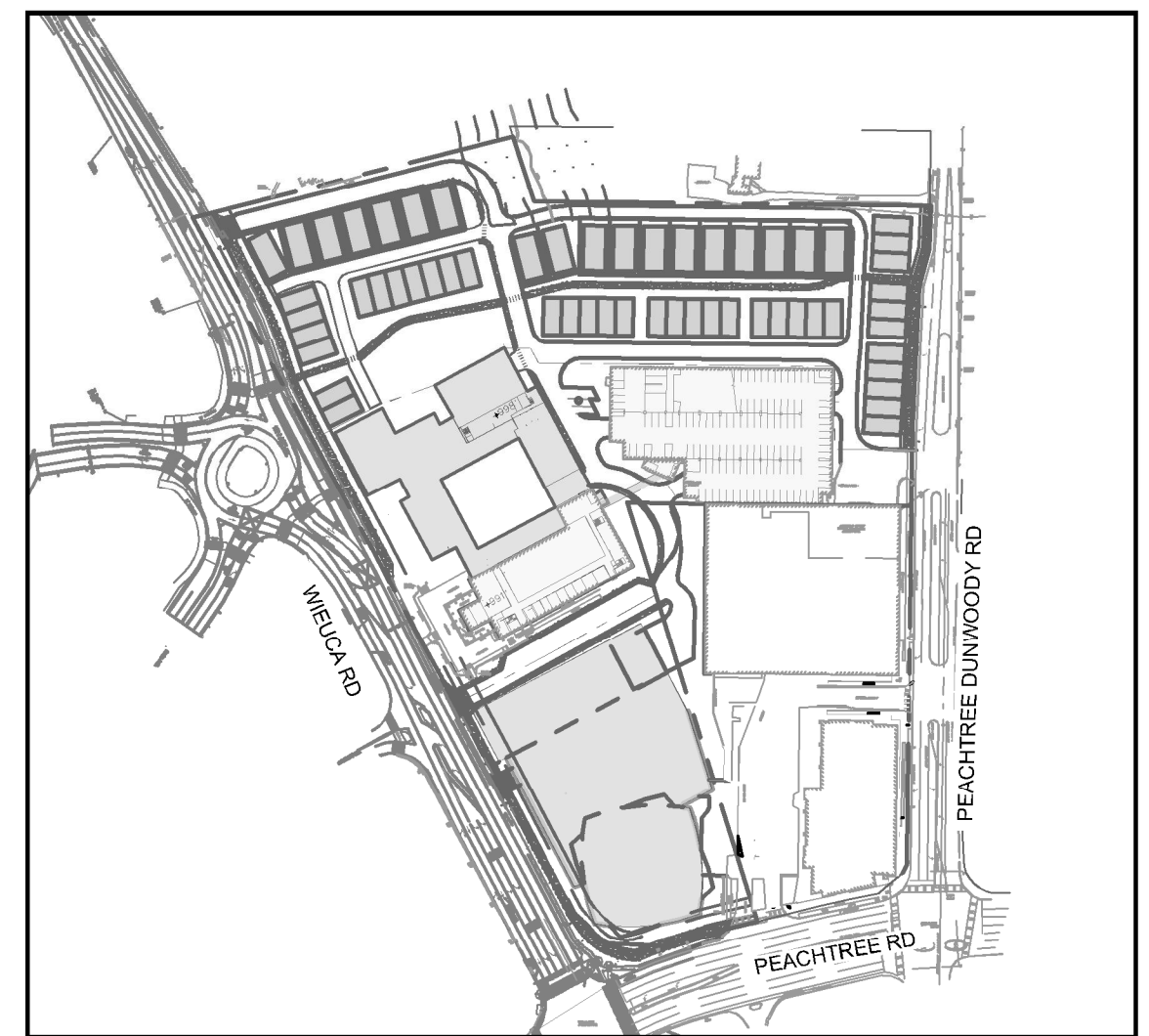
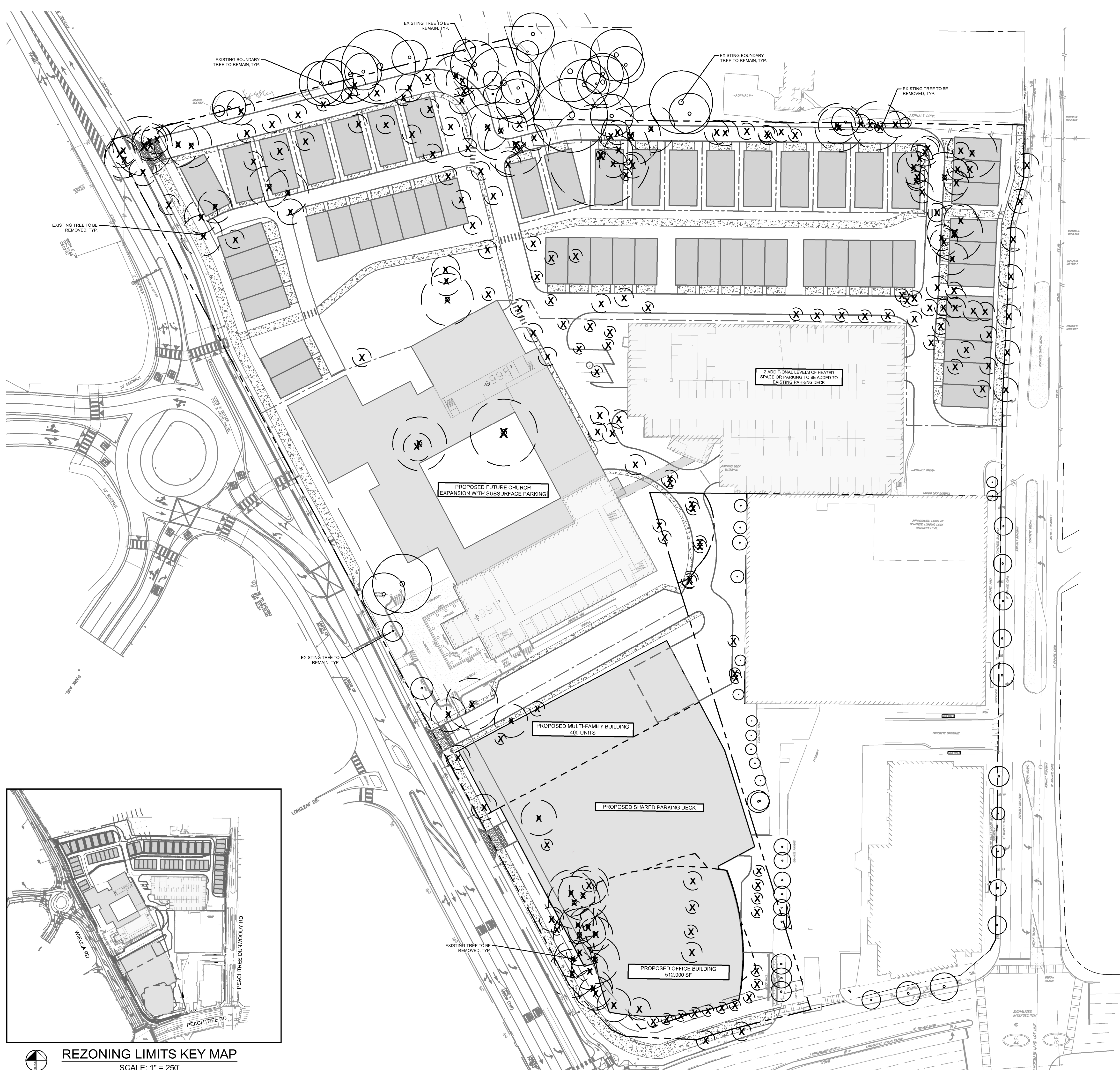
ISSUED FOR CONSTRUCTION

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 05/28/21
 2-21-055

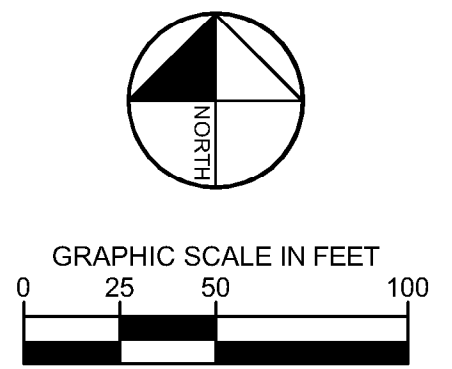
TREE ZONING LEGEND

	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED



REZONING LIMITS KEY MAP
 SCALE: 1" = 250'

GEORGIA811.
 Utility Protection Center, Inc.
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PREPARED BY: **Kimley-Horn**
©2021 KIMLEY-HORN AND ASSOCIATES, INC.
 8177 W. PEACHTREE STREET, NW
 THE BILTMOOR, SUITE 601
 ATLANTA, GEORGIA 30308
 PHONE: (404) 419-9700
 WWW.KIMLEY-HORN.COM

PREPARED FOR: **GREENSTONE VENTURES INC.**
3301 WINDY RIDGE PKWY, SUITE 320
 ATLANTA, GA 30339
 PHONE: 678.669.7608

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

WIEUCA
31628, 3683, & 3715 WIEUCA ROAD NE & 3714 PEACHTREE DUNWOODY ROAD
 ATLANTA, GA 30326
 LAND LOT 44, 17TH DISTRICT

05/28/2021

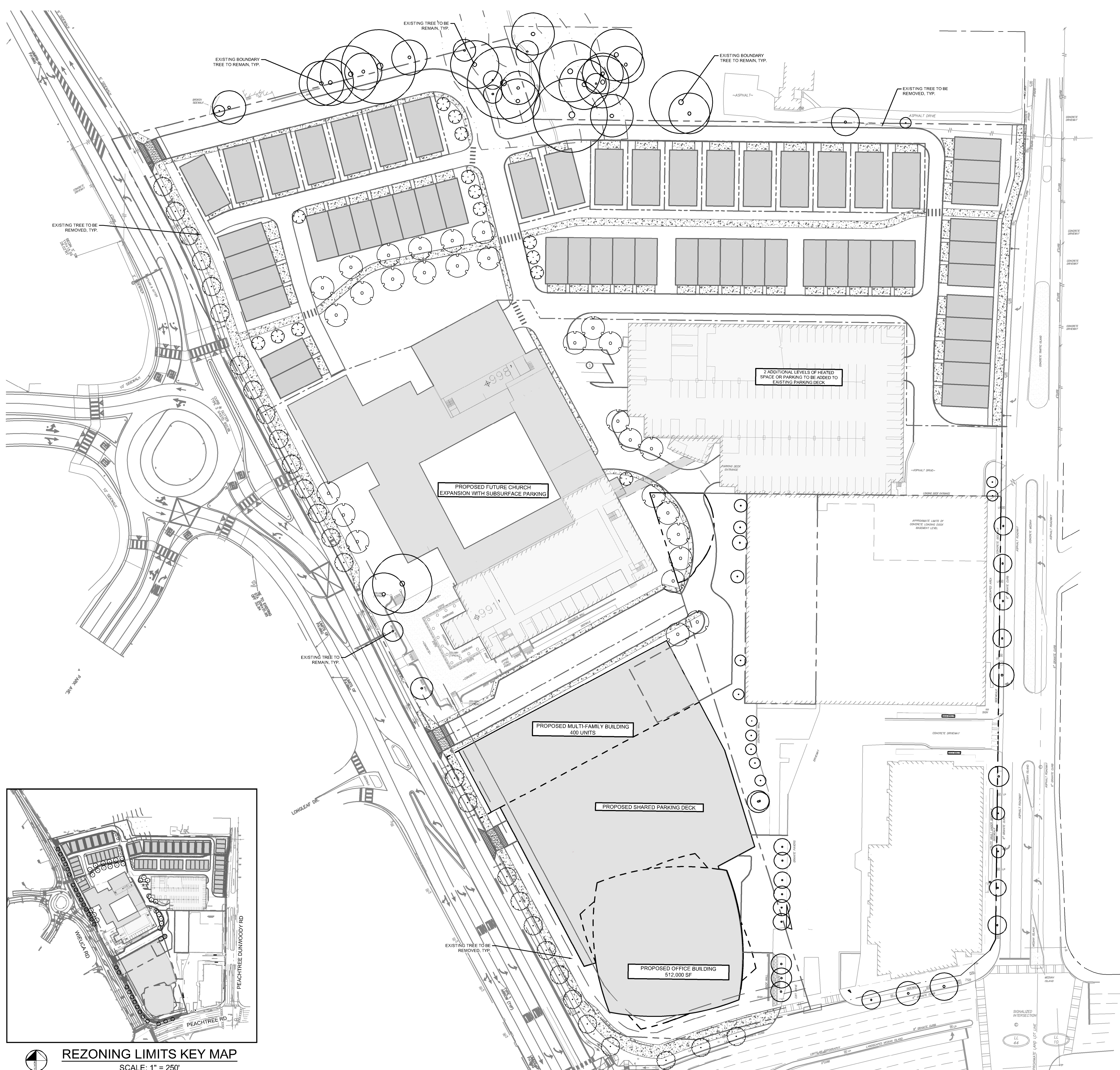
GSWCC NO. (LEVEL II)	0000068765
DRAWN BY	ATB
DESIGNED BY	IDK
REVIEWED BY	BWS
DATE	05/28/2021
PROJECT NO.	012826043
TITLE	ZONING TREE PLAN
SHEET NUMBER	L0-00

ISSUED FOR CONSTRUCTION

Drawing name: K:\MT_CIVIL\12826043 - Wieuca Rd Baptist\CAD\Parasheets\L000 ZONING TREE PLAN.dwg 21:00 ZONING SITE PLAN May 27, 2021 4:30pm by Almarie Breiman

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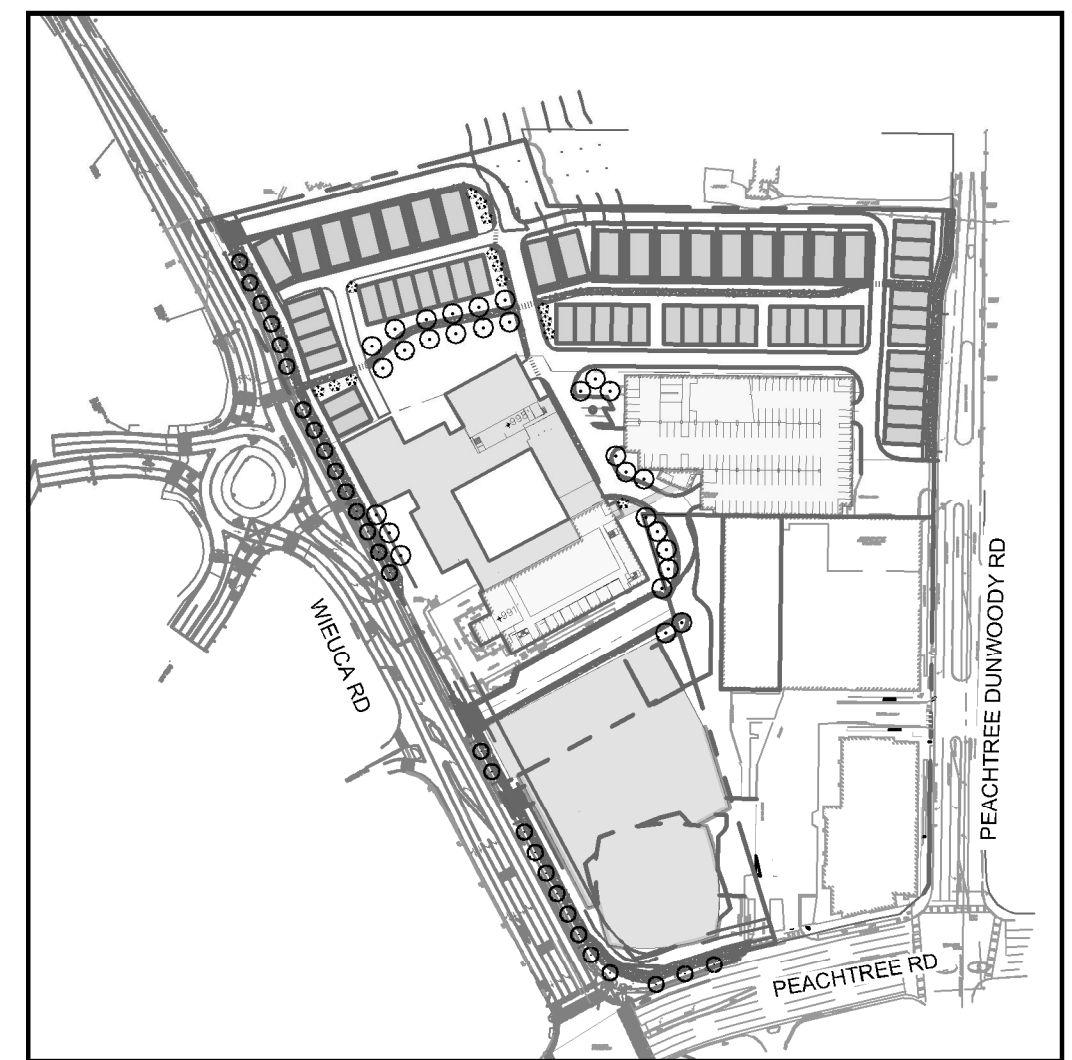
Drawing name: K:\M\T_CIVIL\12826043 - Wieuca Rd Baptist CAD\Drawings\LO-10 ZONING TREE REPLACEMENT PLAN.dwg LO-10 ZONING TREE REPLACEMENT PLAN May 27, 2021 4:31 pm by: Almarie Brennan



OFFICE OF ZONING & DEVELOPMENT
RECEIVED
 DATE: 05/28/21
 Z-21-055

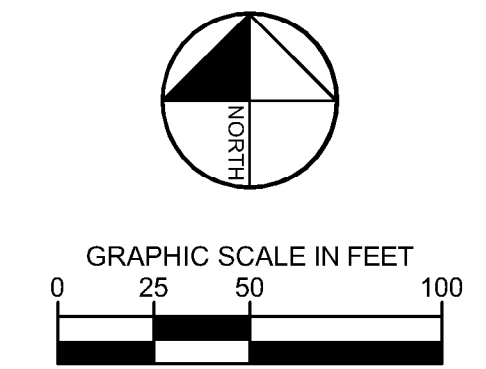
CONCEPT PLANT SCHEDULE

	OVERSTORY TREE 4" CALIPER	28
	MIDSTORY TREE 3" CALIPER	28
	UNDERSTORY TREE 2.5" CALIPER	14



REZONING LIMITS KEY MAP
 SCALE: 1" = 250'

GEORGIA811
 Utility Protection Center, Inc.
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 PREPARED BY GREENSTONE VENTURES INC. 3301 WINDY RIDGE PKWY, SUITE 320 ATLANTA, GA 30339 PHONE: 678.669.7508 WWW.KIMLEY-HORN.COM	
PROJECT WIEUCA 31626, 3683, & 3715 WIEUCA ROAD NE & 3714 PEACHTREE DUNWOODY ROAD ATLANTA, GA 30326 LAND LOT 44, 17TH DISTRICT	PREPARED FOR No. ISSUANCE AND REVISION DESCRIPTIONS DATE BY

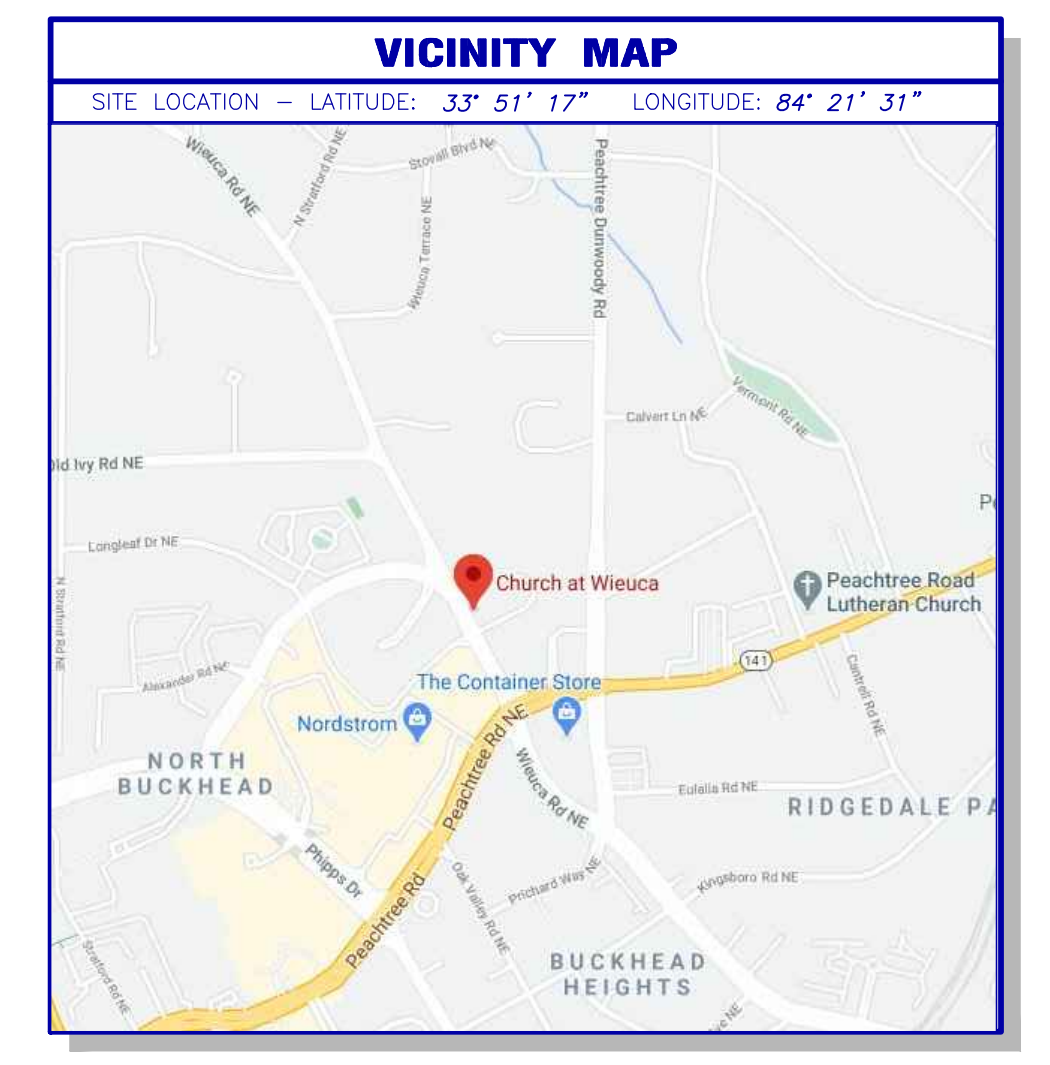
No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

GSWCC NO. (LEVEL II) 0000068765 DRAWN BY ATB DESIGNED BY IDK REVIEWED BY BWS DATE 05/28/2021 PROJECT NO. 012826043	 05/28/2021
TITLE ZONING TREE REPLACEMENT PLAN	
SHEET NUMBER L0-10	

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DATE: 05/28/21
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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.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

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 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1312100251F AND THE DATE OF SAID MAP IS 09-16-2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "O80 500'-12" (ZONING CASE 2-05-44) PER GIS RECORDS. THE FOLLOWING SETBACKS ARE SHOWN ON CONDOMINIUM PLAN RECORDED IN BOOK 20, PAGE 107:
THE MINIMUM YARD SETBACKS ARE: FRONT - 2 FEET FROM EXISTING CURB ALONG PEACHTREE RD.; SIDE - 0 FEET ALONG PEACHTREE-DUNWOODY RD.; AND REAR - NONE.

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

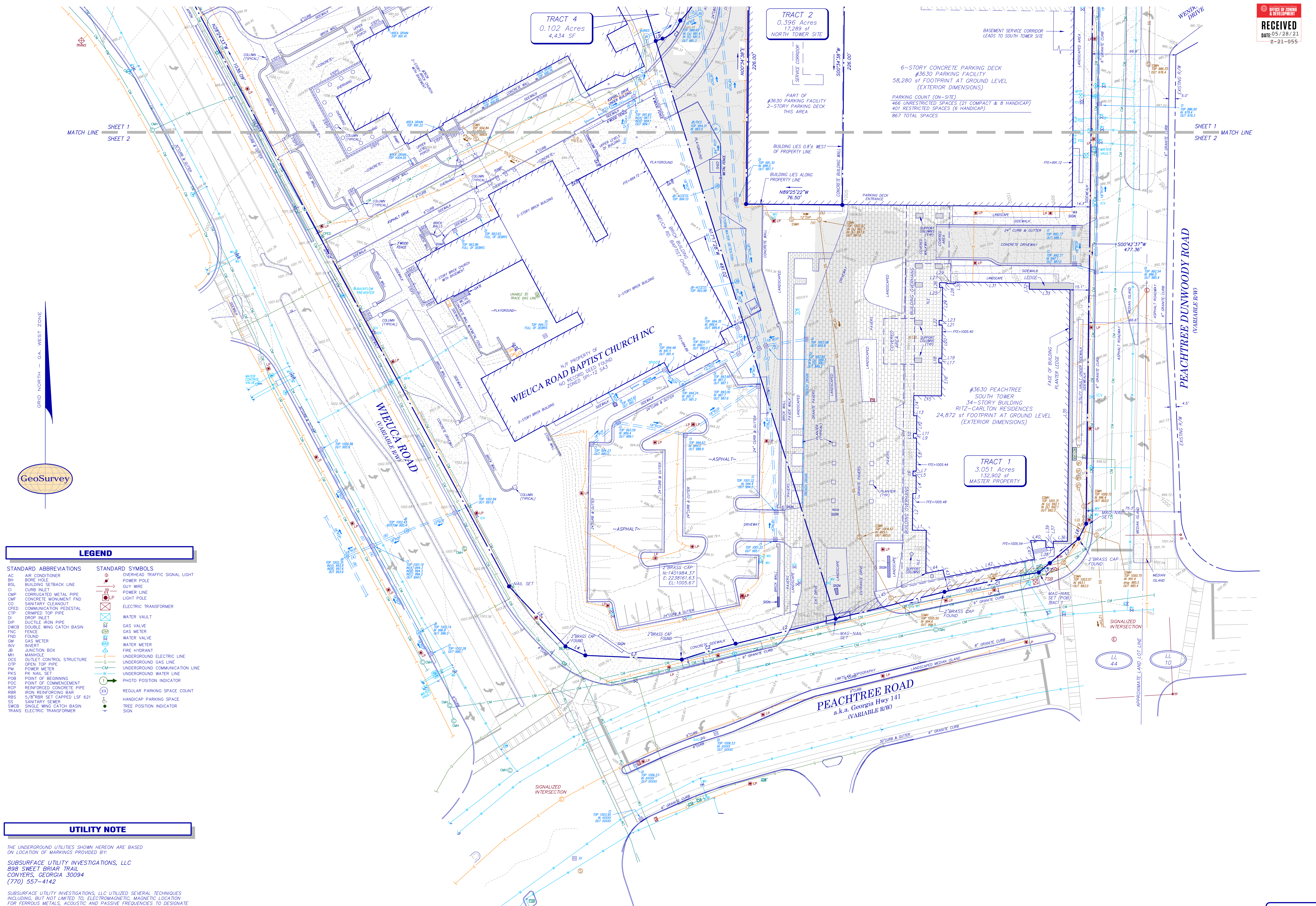
SURVEY REFERENCES

- 1> ALTA/ACSM LAND TITLE SURVEY FOR 3630 NORTH TOWER RESIDENTIAL, LLC, et al., PREPARED BY LONG ENGINEERING, INC., DATED 08-06-2010, LAST REVISED 09-22-2010.
- 2> CONDOMINIUM PLAT FOR 3630 PEACHTREE, A MASTER CONDOMINIUM, PREPARED BY LONG ENGINEERS, INC., DATED 09-16-2010 AND REVISED 10-25-2010, RECORDED IN CONDOMINIUM PLAT BOOK 20, PAGE 107.
- 3> ALTA/ACSM LAND TITLE SURVEY FOR DUKE REALTY, PREPARED BY GEOSURVEY, LTD., DATED 03/14/2014, (PROJECT 2014489-2)

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, plats, 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 SUSTAINABILITY 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. Cash
Georgia Registered
Land Surveyor # 2840



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS	STANDARD SYMBOLS	
AC	AIR CONDITIONER	OT	OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE	PL	POWER POLE
BSL	BUILDING SETBACK LINE	QW	QUY WIRE
CM	CORRUGATED METAL PIPE	PL	POWER LINE
CMF	CONCRETE MOUNTMENT FND	LR	LIGHT RIG
CO	SANITARY CLEANOUT	TR	ELECTRIC TRANSFORMER
CPED	COMMUNICATION PEDESTAL	WV	WATER VAULT
CTP	CORNERED TOP PIPE	GV	GAS VALVE
DIP	DIPPLE IRON PIPE	GM	GAS METER
DWB	DOUBLE WING CATCH BASIN	WM	WATER METER
FND	FOUND	FR	FIRE HYDRANT
GM	GAS METER	UGEL	UNDERGROUND ELECTRIC LINE
INV	INVERT	UGG	UNDERGROUND GAS LINE
JUN	JUNCTION BOX	UGC	UNDERGROUND COMMUNICATION LINE
MH	MANHOLE	UGW	UNDERGROUND WATER LINE
OCSS	OUTLET CONTROL STRUCTURE	PH	PHOTO POSITION INDICATOR
OTIP	OPEN TOP PIPE	RP	REGULAR PARKING SPACE COUNT
PM	POWER METER	RCP	REINFORCED CONCRETE PIPE
PK	PK NAIL SET	RFB	IRON REINFORCING BAR
POB	POINT OF BEGINNING	RBS	5/8" RBS SET CAPPED LSF 621
POC	POINT OF COMMENCEMENT	SS	SANITARY SEWER
RCP	REINFORCED CONCRETE PIPE	SWCB	SINGLE WING CATCH BASIN
RFB	IRON REINFORCING BAR	TRANS	ELECTRIC TRANSFORMER
RBS	5/8" RBS SET CAPPED LSF 621		
SS	SANITARY SEWER		
SWCB	SINGLE WING CATCH BASIN		
TRANS	ELECTRIC TRANSFORMER		

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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.

IF YOU DIG

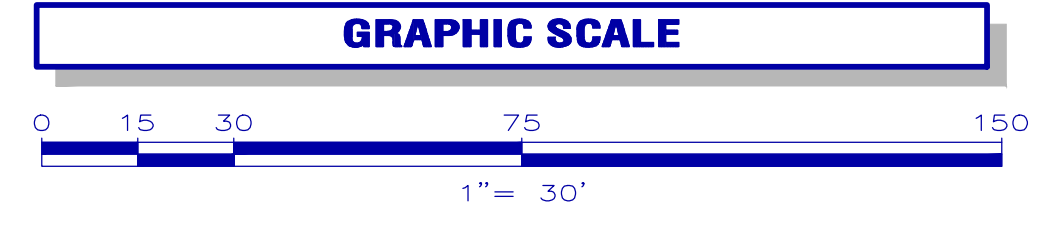
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Or Call 800-282-7411

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°04'08" W	89.08'
L2	S 76°33'02" W	81.89'
L3	N 87°31'25" W	76.70'
L4	N 65°32'12" W	17.33'
L5	N 43°18'18" W	65.45'
L6	S 26°58'56" W	13.41'
L7	S 49°45'18" W	29.85'
L8	S 49°35'44" W	11.53'
L9	N 70°32'30" E	5.78'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	76.56'	958.44'	S 79°21'26" W	76.54'
C2	44.61'	558.50'	S 73°34'20" W	44.60'
C3	20.85'	226.07'	N 44°11'50" E	20.15'
C4	88.27'	61.75'	N 25°52'23" E	80.95'



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,872, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE 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 300,624 FEET, BDC, INT.



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

BOUNDARY AND TOPOGRAPHIC SURVEY OF

3626 and 3630 Peachtree Road

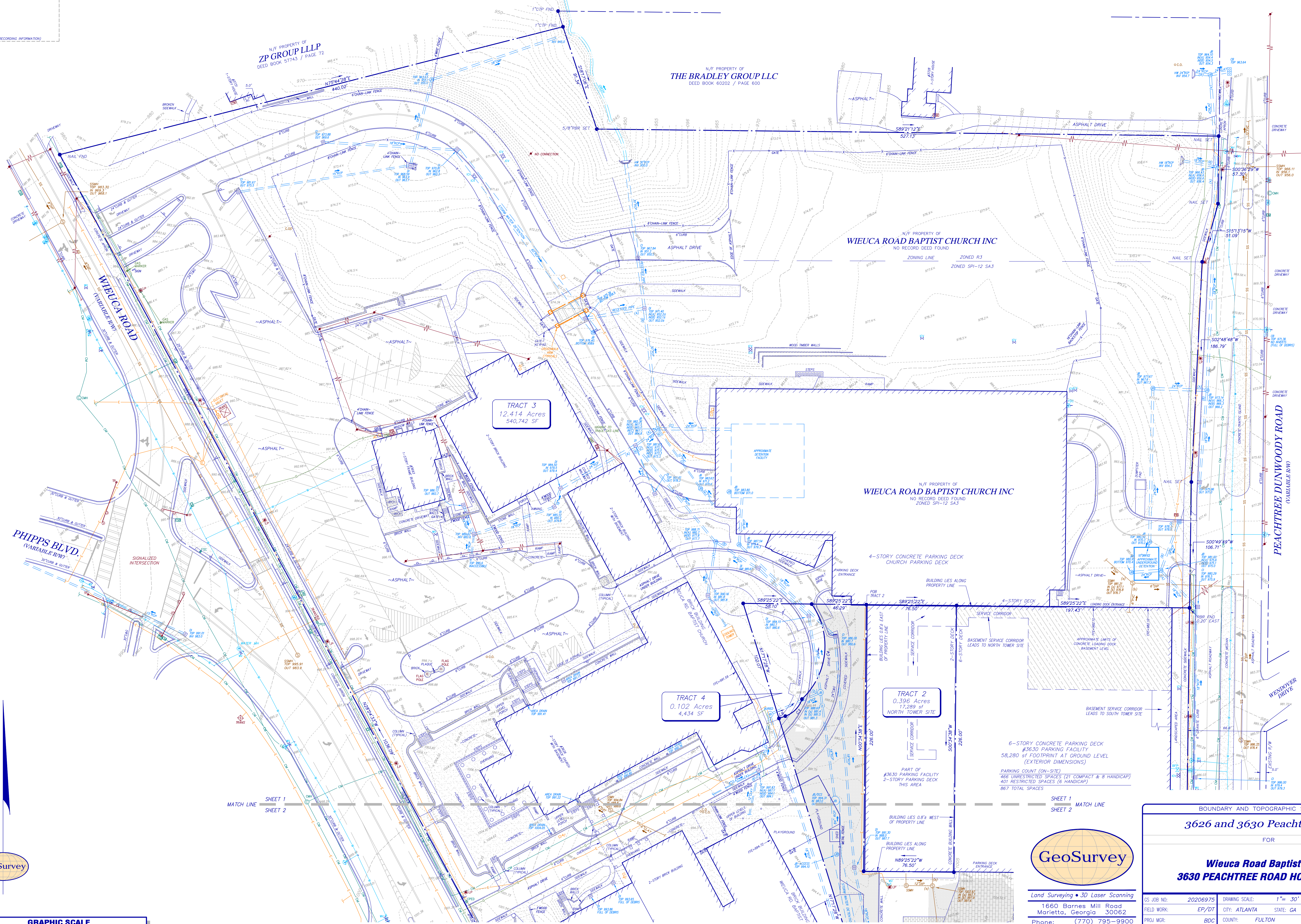
FOR

Wieuca Road Baptist Church
3630 PEACHTREE ROAD HOLDINGS, LP

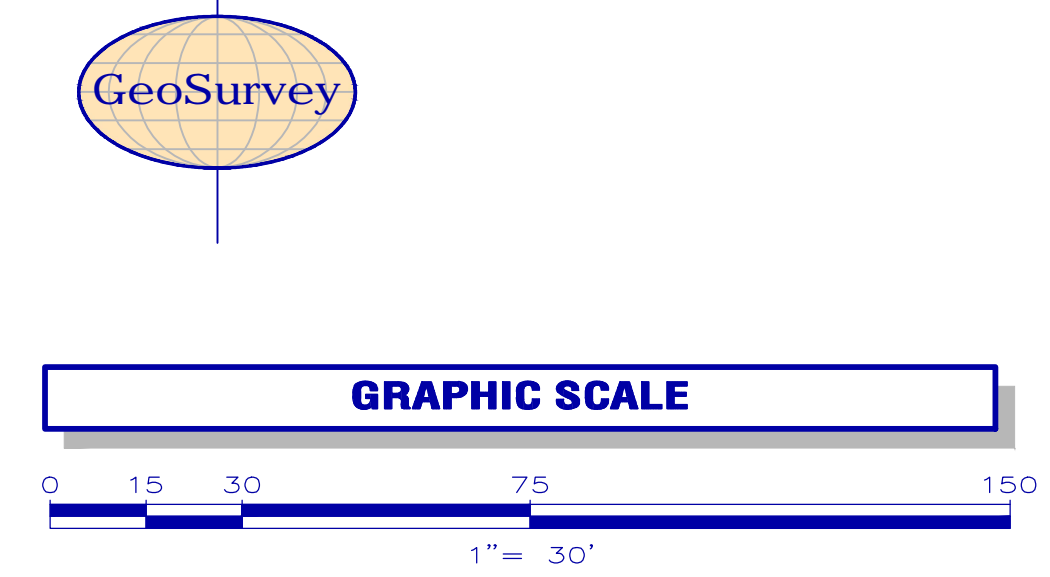
GS JOB NO:	20206975	DRAWING SCALE:	1" = 30'	SURVEY DATE:	02/12/2021
FIELD WORK:	EP/DT	CITY:	ATLANTA	STATE:	GA
PROJ MGR:	BDC	COUNTY:	FULTON	REV. DATE:	
REVIEWED:	DLH	LAND LOT:	44	DESCRIPTION:	
DWG FILE:	20206975-1.dwg	DISTRICT:	17TH		

SHEET
1 OF 2

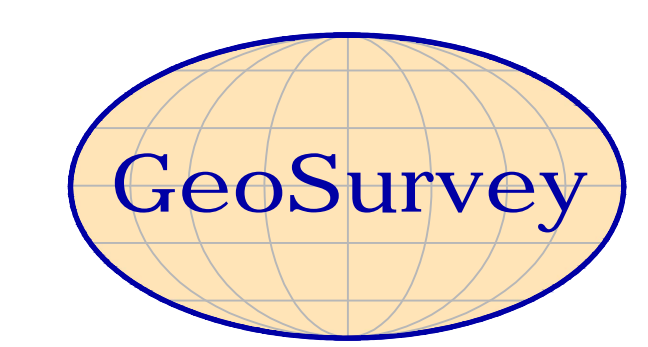
(CLEW OF COURT RECORDING INFORMATION)



GRID NORTH - GA. WEST ZONE



SHEET
2 OF **2**



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

BOUNDARY AND TOPOGRAPHIC SURVEY OF			
3626 and 3630 Peachtree Road			
FOR			
Wieuca Road Baptist Church 3630 PEACHTREE ROAD HOLDINGS, LP			
GS JOB NO:	20206975	DRAWING SCALE:	1" = 30'
FIELD WORK:	EP/DT	CITY:	ATLANTA
PROJ MGR:	BDC	COUNTY:	FULTON
REVIEWED:	DLH	LAND LOT:	44
DWG FILE:	20206975-1.dwg	DISTRICT:	17TH
SURVEY DATE:	02/12/2021	REVISIONS:	(see general notes)
No.	Date	Description	