

ZONING MAP AMENDMENT APPLICATION

Planning & Zoning
2635 Talley Street
Decatur, GA 30030
Phone 404-377-6198
Fax 404-378-5054



If there is more than one owner besides the applicant, please list on a separate page. If the applicant is not the current property owner, please provide a notarized authorization for this application from the current property owner. Refer to the submittal checklist for submittal requirements.

Address(es) of property _____ Decatur, GA 30030

Existing zoning _____ Proposed zoning _____

Existing use of property _____ Proposed use of property _____

Name of applicant _____ Phone _____

Address _____ City/state/ZIP _____

Email _____

FYI, these two city/state cells are linked in your application

Name of property owner _____ Phone _____

Address _____ City/state/ZIP _____

~~_____~~
Smyrna/GA/30080

Within the two years immediately preceding the filing of this application, have you, the applicant, made campaign contributions aggregating \$250 or more, or made gifts having an aggregate value of \$250 or more to a local government official of the City of Decatur who will consider this application? Yes No

If you answered yes to the above question, you must file a disclosure report with the Planning & Zoning Department showing the following. The report must be filed within ten days of filing the application.

1. The name of the local government official to whom the campaign contribution or gift was made.
2. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application and the date of each contribution.
3. An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application.

Please answer all of the following questions on a separate sheet.

1. How would the uses permitted under the proposed land use category be suitable in view of the use and development of adjacent and nearby property?
2. What adverse affects does the proposed amendment have on the existing use or usability of adjacent or nearby property?
3. To what extent will the proposed amendment result in uses which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?
4. Are there other existing or changing conditions affecting the use and development of the property which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the proposed amendment?

I hereby certify that the above and attached statements and documents are true to the best of my knowledge and belief.

Applicant signature *J. Phillips*

Date 10.30.2023

Submittal checklist

Site plan. Please attach a plan of the proposed development with the following information. Provide to-scale size copy as well as one copy in an 8.5 x 11" format. Also, please provide an electronic file of the entire application.

1. All property lines with dimensions.
2. Location of buildings or other structures, drainage courses, and easements.
3. Proposed street right-of-way lines.
4. Comprehensive site development plan if application is for commercial, industrial, high density single-family residential, multiple-family residential or institutional use.
5. North arrow, scale, land lot, block and lot numbers.

Survey. Please attach a survey of the property. Provide one to-scale copy as well as one copy in an 8.5 x 11" format.

Floor plans and building elevations. Provide proposed floor plans and elevations of proposed building improvements.

Project summary. Please provide a summary description of the proposed project, including number, height, floor area and proposed use of each building.

Planned Unit Development (PUD). Please refer to Section 5.4.5. of the Unified Development Ordinance for additional submittal requirements.

PROPERTY OWNER AUTHORIZATION

Planning & Zoning

2635 Talley Street
Decatur, GA 30030
Phone 404-377-6198
Fax 404-378-5054



This authorization form must be completed and attached to any City of Decatur planning application for which the applicant is not the property owner. If there is more than one property owner, each owner must complete a separate authorization.

Addresses of property 636 West Ponce de Leon Avenue Decatur, GA 30030

Name of applicant Paul Flippo Phone 404-259-3940

Address 931 Monroe Dr. NE, Suite A102, #223 City/state/ZIP Atlanta, Ga 30308

Email paul@flippocivil.com

Name of property owner Archbishop Gregory J Hartmayer Phone 404-920-7800

Address 2401 Lake Park Drive City/state/ZIP Smyrna, Ga 30080

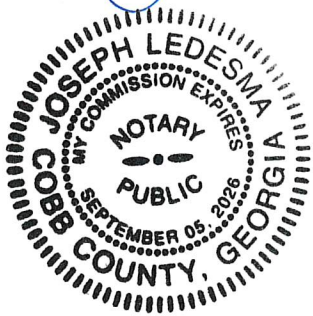
I hereby swear and affirm that I am the owner of the property located at the above address, which is the subject matter of the attached application. I hereby authorize the applicant listed above to file this application as my agent.

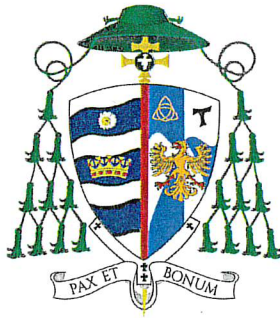
Owner signature John F. Schiavone Date Dec 6, 2023

Personally appeared before me this 6th day of December, 2023

Notary public signature Joseph LeDesma

Notary public seal:





THE MOST REVEREND
GREGORY J. HARTMAYER, OFM CONV.

SPECIAL POWER OF ATTORNEY

I, Gregory J. Hartmayer, OFM Conv., as Archbishop and Administrator of The Roman Catholic Archdiocese of Atlanta, and/or His Successors In Office, of 2401 Lake Park Drive, Smyrna, the County of Cobb, the State of Georgia, do hereby appoint Mr. John Schiavone of 2401 Lake Park Drive, the County of Cobb, the State of Georgia, my true and lawful attorney in fact, for me and in my name, place and stead, and for my use and benefit to:

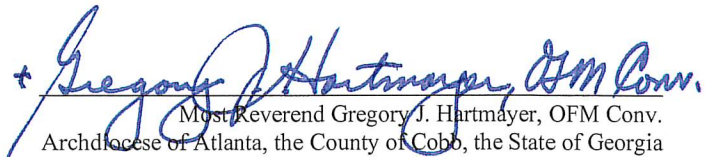
Make, seal, and deliver, to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments, and accept the possession of all lands, and all deeds and other assurances, in the law therefore, and to lease, let demise, bargain, sell, remise, release, convey, mortgage, and hypothecate lands, tenements, and hereditaments upon such terms and conditions and under such covenants as he shall think fit;

Also to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares, and merchandise, chooses in action, and other property in possession or in action, and to make, do, and transact all and every kind of business of whatsoever nature and kind; and also for me and in my name, and as my act and deed, to sign, seal, execute, deliver, and acknowledge such deeds, leases, mortgages, hypothecations, charter parties, bills of releases and satisfaction of mortgage, judgments, and other debts, and such other instruments in writing of whatsoever kind and nature as may be necessary or proper in the premises;

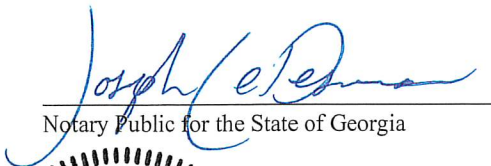
I further give and grant unto the attorney in fact full power and authority to do everything necessary and proper to be done in the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done by virtue hereof.

This Special Power of Attorney is effective from December 1, 2023 through December 1, 2024.

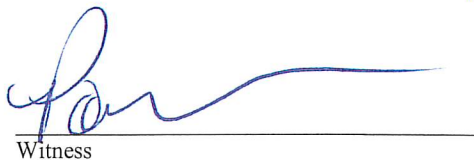
Executed this First Day of December, 2023, at Smyrna, the State of Georgia.

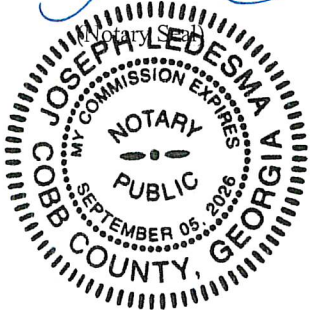

Most Reverend Gregory J. Hartmayer, OFM Conv.
Archdiocese of Atlanta, the County of Cobb, the State of Georgia

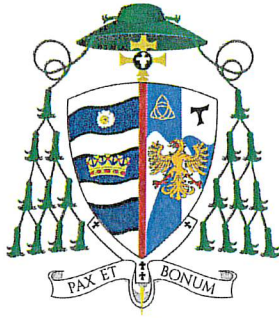
On December 1, 2023, before me, a notary public for the State of Georgia, personally appeared Archbishop Gregory J. Hartmayer, Archbishop of the Archdiocese of Atlanta, known to me or proved to me to be the person whose name is subscribed to the within power of attorney, and acknowledged to me that he or she has executed the same.


Notary Public for the State of Georgia


Witness


Witness





THE MOST REVEREND
GREGORY J. HARTMAYER, OFM CONV.

AMENDMENT TO SPECIAL POWER OF ATTORNEY

I, Gregory J. Hartmayer, OFM Conv., as Archbishop and administrator of The Roman Catholic Archdiocese of Atlanta, and/or His Successors In Office, of 2401 Lake Park Drive, Smyrna, the County of Cobb, the State of Georgia, do hereby appoint Mr. John Schiavone of 2401 Lake Park Drive, the County of Cobb, the State of Georgia, my true and lawful attorney in fact, by virtue of that certain Special Power of Attorney, dated December 1, 2023 ("Power"), a copy of which is attached hereto:

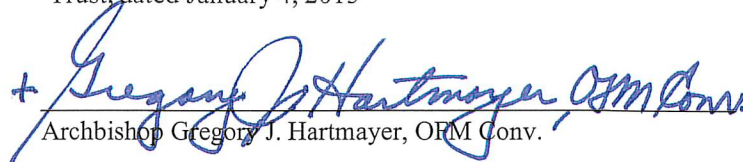
I, Gregory J. Hartmayer, OFM Conv., as Archbishop of the Archdiocese of Atlanta, as Trustee of AoA Parish Real Estate Trust, dated January 4, 2013 ("Trust") do hereby appoint Mr. John Schiavone of 2401 Lake Park Drive, Smyrna, the County of Cobb, the State of Georgia, as Vice-President of Catholic Construction Services, Inc., my true and lawful attorney in fact, for me and in my name, place and stead, and for my use and benefit to sign construction contracts and related documents on behalf of the Trust.

The Power remains in effect and unchanged, except as may be indicated herein.

This Amendment to Special Power of Attorney is effective from December 1, 2023 through December 1, 2024.

Executed this First Day of December, 2023, at Smyrna, the State of Georgia.


Most Reverend Gregory J. Hartmayer, Archbishop of the Archdiocese of Atlanta, as Trustee of AoA Parish Real Estate Trust, dated January 4, 2013

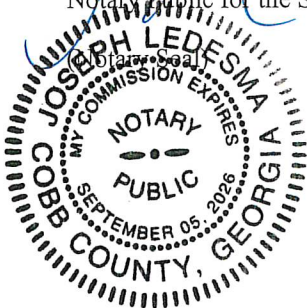
+ 
Archbishop Gregory J. Hartmayer, OFM Conv.

On December 1, 2023, before me, a notary public for the State of Georgia, personally appeared Archbishop Gregory J. Hartmayer, Archbishop of the Archdiocese of Atlanta, known to me or proved to me to be the person whose name is subscribed to the within power of attorney, and acknowledged to me that he or she has executed the same.


Notary Public for the State of Georgia


Witness


Witness



December 5, 2023

City of Decatur
 Planning and Zoning
 2635 Talley Street
 Decatur, GA 30030

Project St. Thomas More Catholic Church and School
 Re: Zoning Map Amendment Application

To Whom it May Concern,

The St. Thomas More Church and School campus at the corner of West Ponce de Leon and West Trinity Avenues (618 W. Ponce de Leon Avenue) is zoned Institutional (I). Per 5.1.1 of the city's Unified Development Ordinance (UDO):

"The purpose of this district is to recognize the particular needs of colleges, seminaries and hospitals already existing and to permit the variety of uses necessary to support such institutions without resorting to spot zoning. The designation of this district within the City shall be made by amendment to the zoning map following consideration of a comprehensive site development plan by the Decatur Planning Commission and approval by the City Commission."

- i. *Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?*
 The site currently houses a worship space and school buildings, the proposed uses of the master plan projects fit within the proposed land use category. Please see below for a more detailed description of master plan projects.
 - ii. *Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?*
 The proposed new buildings will replace developed space on the campus. The new school building will not result in an increase in school enrollment, but relocate students into new, larger classrooms that are aligned with current teaching standards.
 - iii. *Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?*
 Yes. The use will continue to be a worship space and school for the Catholic Church.
 - iv. *Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?*
 No. The school enrollment will remain the same as it is now. The school campus entry will remain the same and have no impact on how school parents and visitors enter the site by foot, bike, or car, and the current carpool queueing will remain the same as it is now.
- While the proposed worship building will prominently face Ponce de Leon and have increased street presence and pedestrian access, the primary vehicle entry will still be off Trinity with access through the new Parish Commons (the existing worship space).
- v. *Does the zoning proposal conform with the policy and intent of the Comprehensive Land Use Plan?*
 Yes.
 - vi. *Are there other existing or changing conditions affecting the use and development of the property which, because of their impact on the public health, safety, morality and general welfare of the community, give supporting grounds for either approval or disapproval of the zoning proposal?*
 No.

This summer St. Thomas More initiated the initial phase of the master plan, which will include: construction of the new school building, renovating the whole third floor of the worship building, and a partial renovation of the first floor of the worship building. These projects are described below.

1. New School Building – Currently in Design

A new, two-story school building for kindergarten through fifth grade that increases classroom sizes and unifies the elementary school in one location.

- The school is anticipated to be 19,000 SF.
- ~36' in height (two-stories)
- ~90' from the Ponce de Leon property line to the northwest.
- ~230' from the Water Street property line to the northeast.
- The southeast and southwest sides of the building are surrounded by existing buildings on campus.

Note that there is no increase in school enrollment with the addition of this building. The classrooms currently on the third floor of the Worship Building and below the Parish Office's will be converted into needed meeting space for the existing population of the church.

Additionally, the school entry and carpool will remain on the Trinity Avenue parking lot and have no impact on current carpool circulation.

2. Worship Building Renovations – Currently in Design

The third floor of the Worship Building will get a complete reconfiguration, removing the double-loaded corridor to create a new layout to accommodate meetings rooms of various sizes for the parish.

The first floor of the Worship Building will get minor changes to separate egress of the church from the third floor and a small modification to the school entry to improve school security. The existing classrooms will receive small improvements to bring the Pre-K classrooms from below the Parish Offices into the secure school boundary.

3. Field Improvements – Currently in Design

As part of the new school building, the activity field will be redone. Either with natural or artificial turf to improve drainage. The new school building landscaping will incorporate a pathway from the sidewalk to the field for sports, activity, fellowship, and connectivity to the Decatur community.

4. New Worship Building – Future Project, 10+ years

A new, two-story building that includes a 600-700 seat worship space on the main level and parish meeting spaces below. The new worship space will allow a more communal experience of liturgical celebration in a beautiful sacred space.

The lower level of the new worship space will include meeting rooms, space for the Knights of Columbus, Scouts, and Youth Ministries.

- The worship building is anticipated to be 24,500 SF.
- ~45' in height (two-stories), at its highest point.
- ~95' from the Ponce de Leon property line to the northwest.
- ~30' from the Trinity property line to the northeast.
- The southeast and southwest sides of the building are surrounded by existing buildings on campus.

5. Parish Commons and Administration – Future Renovation Project, 10+ years

The former worship space becomes the heart of the campus as a parish commons. A new, 2-story entry at the main parking lot provides direct access to the new commons, a central gathering place for both entries.

Parish Offices will move to the third floor of the current worship building in the long-term plan. Giving staff a cohesive location with dedicated collaborative space and break room.

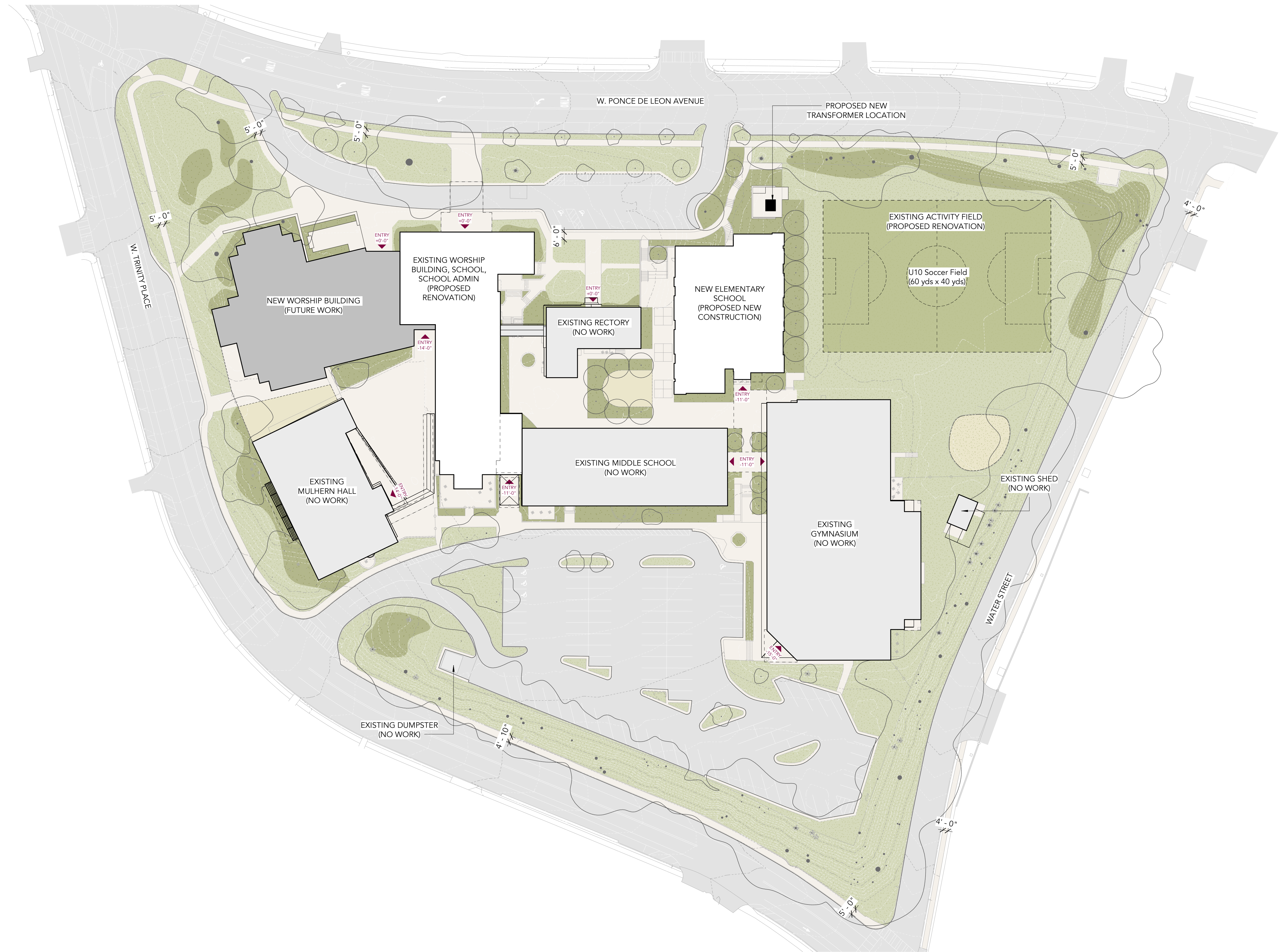
Sincerely,

Meghan Shannon, Project Manager
Houser Walker Architecture

Paul Flippo, Civil Engineer and Applicant
Flippo Civil Design

John Schiavone, Power of Attorney
Catholic Construction Services

File: w:\PROJECTS\2319_CCS STM SCHOOL
BUILDING\CORRESPONDENCE\AHJ\231031_ZONING AMENDMENT APPLICATION LETTER.DOCX



PRESENTATION SITE PLAN

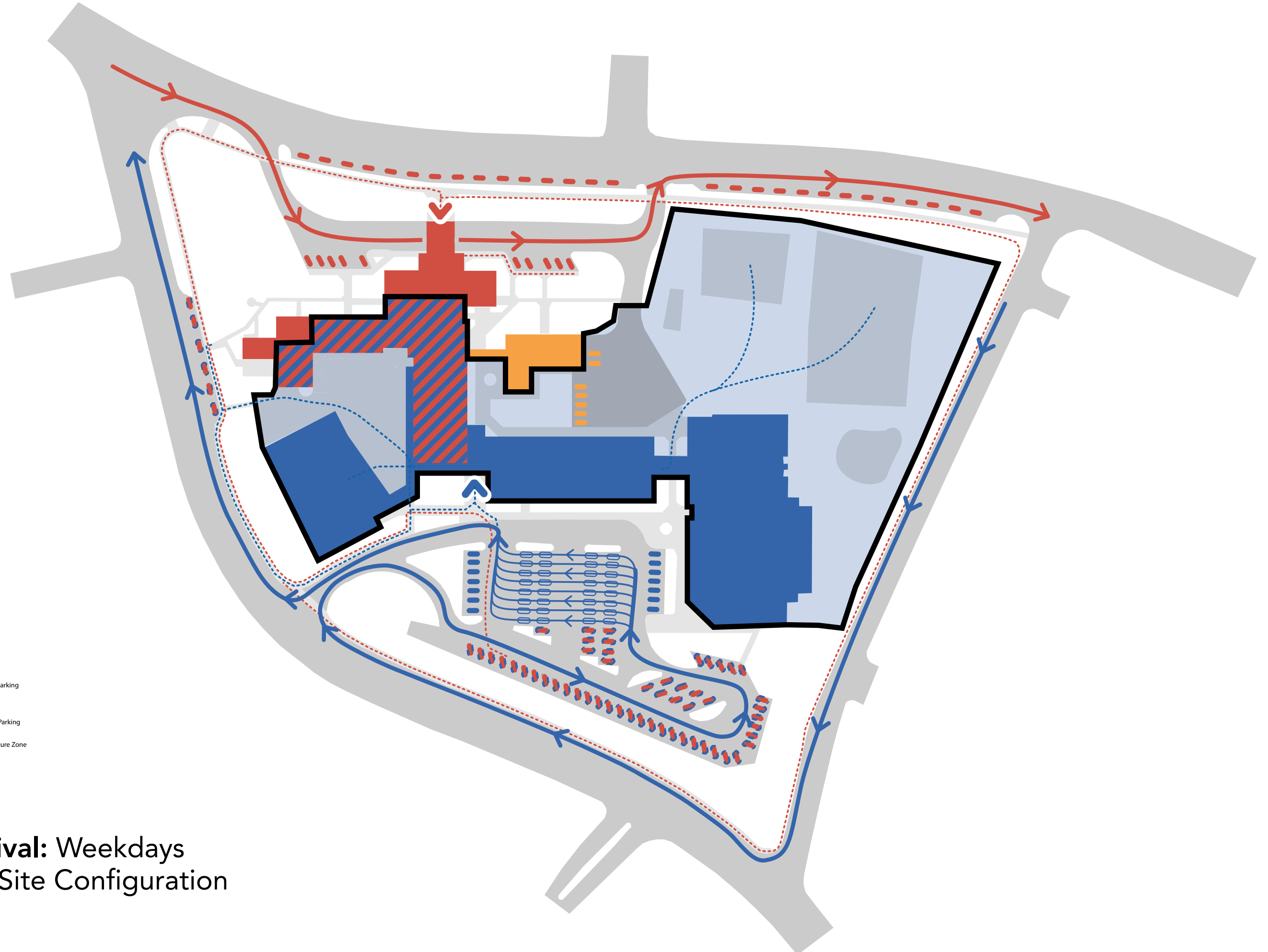




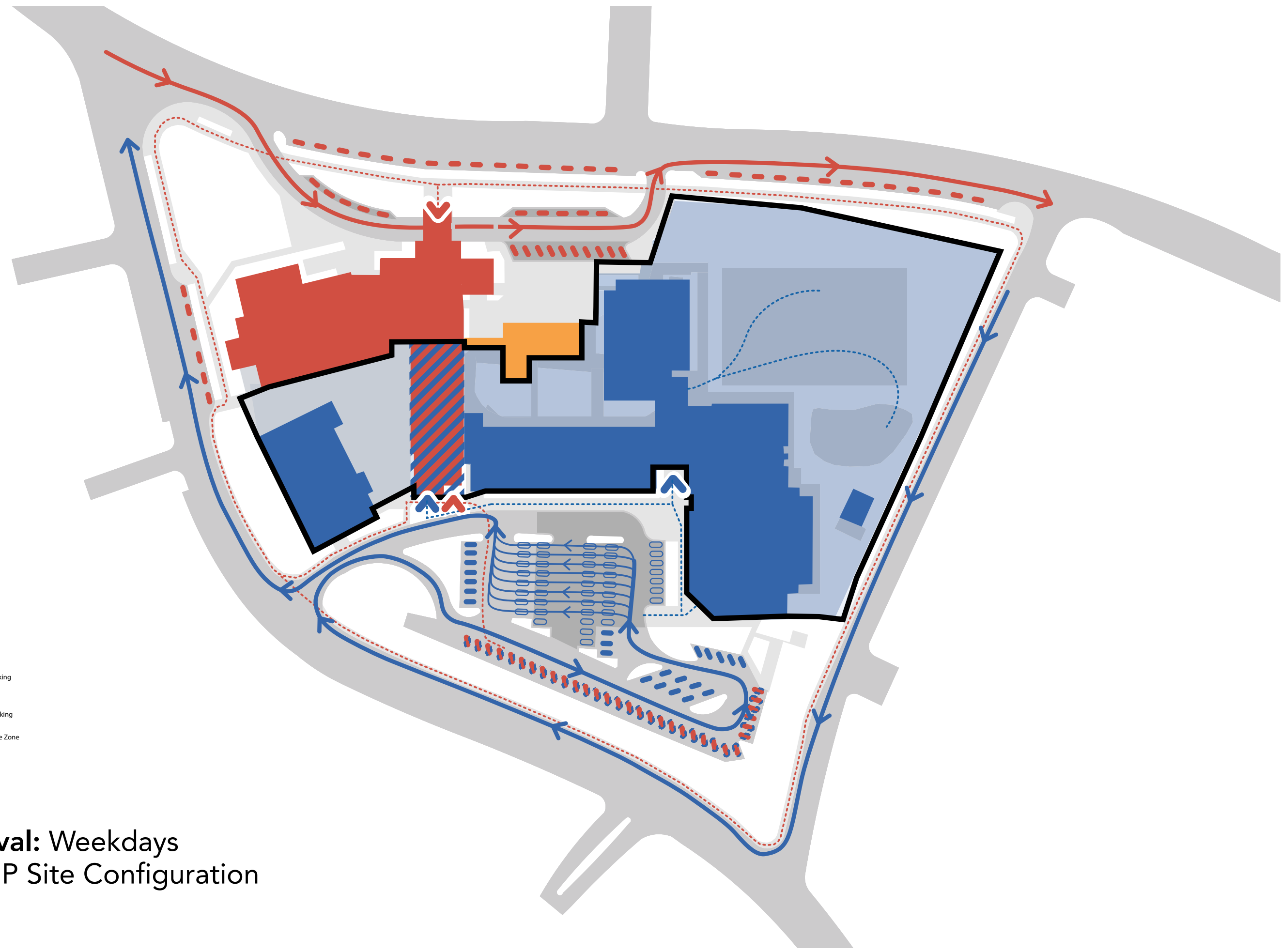


- Rectory
- Parish/School Overlap
- Parish Pedestrian Access
- Parish Vehicular Traffic / Parking
- School Pedestrian Access
- School Vehicular Traffic / Parking
- Parish/School Overlap Secure Zone
- Parish Secure Zone
- School Secure Zone

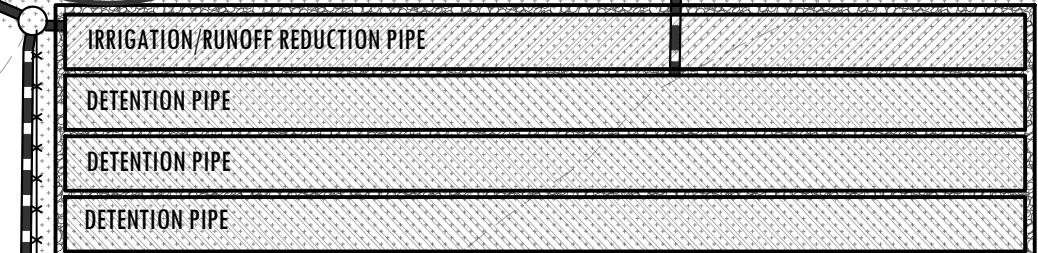
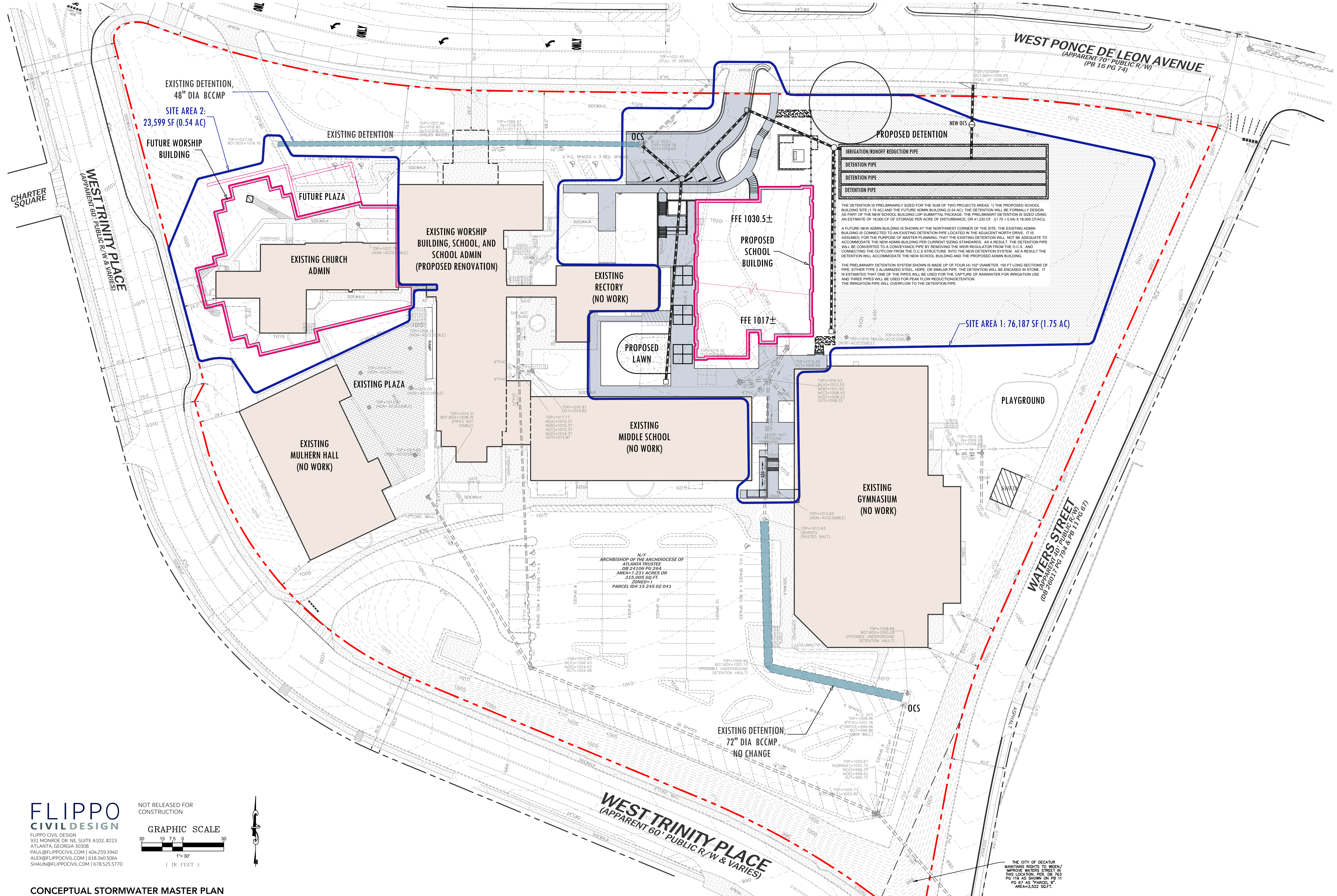
Site Arrival: Weekdays
Current Site Configuration



- Rectory
- Parish/School Overlap
- Parish Pedestrian Access
- Parish Vehicular Traffic / Parking
- School Pedestrian Access
- School Vehicular Traffic / Parking
- Parish/School Overlap Secure Zone
- Parish Secure Zone
- School Secure Zone



Site Arrival: Weekdays
 Future MP Site Configuration



THE DETENTION IS PRELIMINARILY SIZED FOR THE SUM OF TWO PROJECTS AREAS, 1) THE PROPOSED SCHOOL BUILDING SITE (1.75 AC) AND THE FUTURE ADMIN BUILDING (0.54 AC). THE DETENTION WILL BE FORMALLY DESIGN AS PART OF THE NEW SCHOOL BUILDING LDR SUBMITTAL PACKAGE. THE PRELIMINARY DETENTION IS SIZED USING AN ESTIMATE OF 18,000 CF OF STORAGE PER ACRE OF DISTURBANCE, OR 41,220 CF. (1.75 + 0.54) X 18,000 (CF/AC)

A FUTURE NEW ADMIN BUILDING IS SHOWN AT THE NORTHWEST CORNER OF THE SITE. THE EXISTING ADMIN BUILDING IS CONNECTED TO AN EXISTING DETENTION PIPE LOCATED IN THE ADJACENT NORTH DRIVE. IT IS ASSUMED FOR THE PURPOSE OF MASTER PLANNING, THAT THE EXISTING DETENTION WILL NOT BE ADEQUATE TO ACCOMMODATE THE NEW ADMIN BUILDING PER CURRENT SIZING STANDARDS. AS A RESULT, THE DETENTION PIPE WILL BE CONVERTED TO A CONVEYANCE PIPE BY REMOVING THE WEIR REGULATOR FROM THE O.C.S. AND CONNECTING THE OUTFLOW FROM THE O.C.S. STRUCTURE INTO THE NEW DETENTION SYSTEM. AS A RESULT THE DETENTION WILL ACCOMMODATE THE NEW SCHOOL BUILDING AND THE PROPOSED ADMIN BUILDING.

THE PRELIMINARY DETENTION SYSTEM SHOWN IS MADE UP OF FOUR (4) 102" DIAMETER, 150 FT LONG SECTIONS OF PIPE, EITHER TYPE 2 ALUMINIZED STEEL PIPE, OR SIMILAR PIPE. THE DETENTION WILL BE ENCASED IN STONE. IT IS ESTIMATED THAT ONE OF THE PIPES WILL BE USED FOR THE CAPTURE OF RAINWATER FOR IRRIGATION USE AND THREE PIPES WILL BE USED FOR PEAK FLOW REDUCTION/DETENTION. THE IRRIGATION PIPE WILL OVERFLOW TO THE DETENTION PIPE.

PLAYGROUND

WATERS STREET
(APPARENT 40' PUBLIC R/W)
(DB 280 LT, PG 78, 79, & PG 1, PG 87)

WEST TRINITY PLACE
(APPARENT 60' PUBLIC R/W & VARIES)

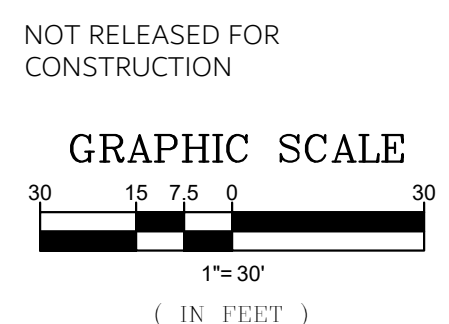
EXISTING DETENTION,
48" DIA BCCMP
SITE AREA 2:
23,599 SF (0.54 AC)

SITE AREA 1: 76,187 SF (1.75 AC)

EXISTING DETENTION,
72" DIA BCCMP
NO CHANGE

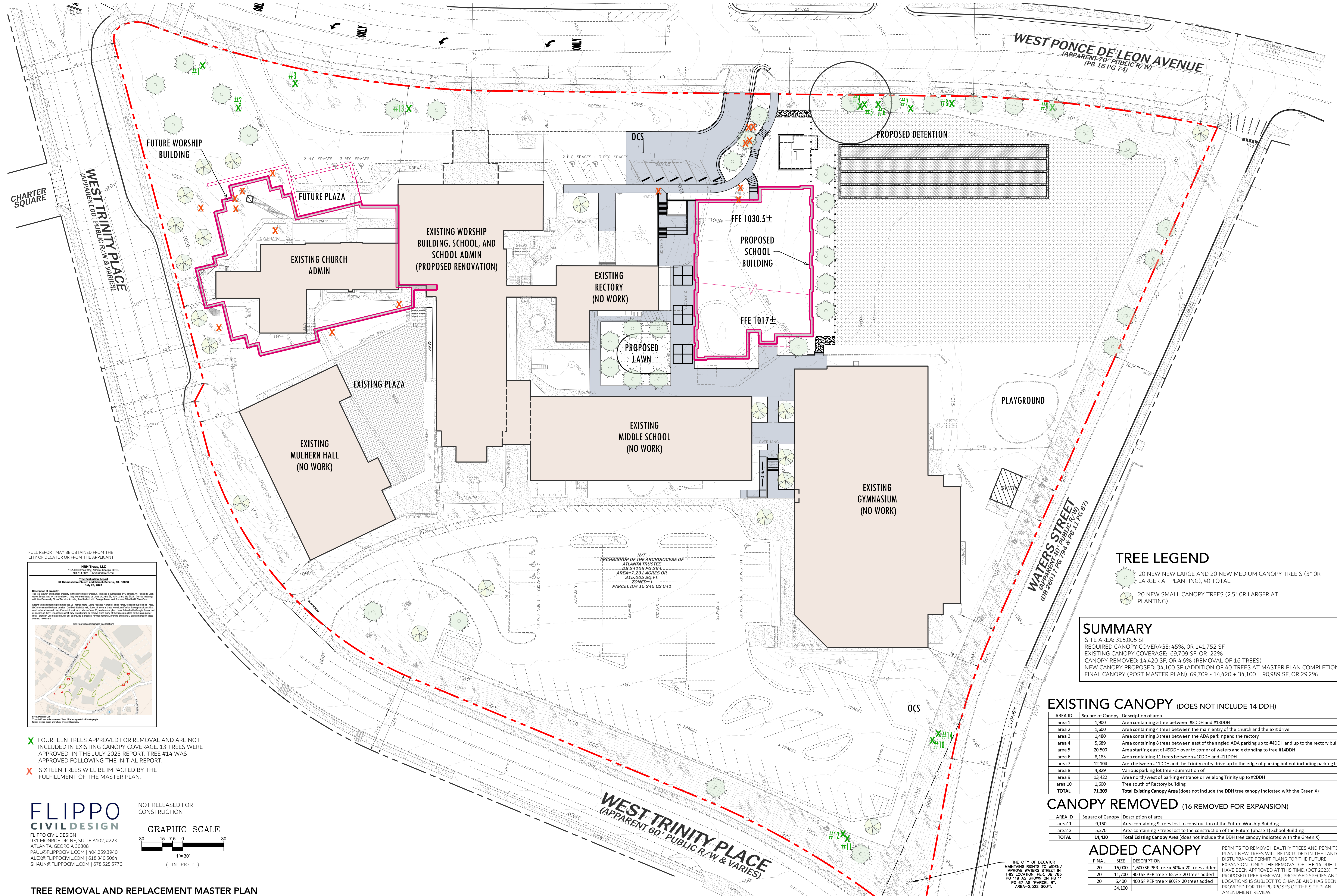
N/E
ARCHBISHOP OF THE ARCHDIOCESE OF
ATLANTA TRUSTEE
DB 24 100 PG 204
AREA = 7.231 ACRES OR
315,005 SQ. FT.
ZONED - I
PARCEL ID# 15 245 02 041

FLIPPO CIVIL DESIGN
FLIPPO CIVIL DESIGN
931 MONROE DR. NE, SUITE A102, #223
ATLANTA, GEORGIA 30308
PAUL@FLIPPCCIVIL.COM | 404.259.3940
ALEX@FLIPPCCIVIL.COM | 618.340.5064
SHAUN@FLIPPCCIVIL.COM | 678.525.5770



CONCEPTUAL STORMWATER MASTER PLAN

NEW SCHOOL BUILDING AND RENOVATIONS
St. Thomas More Catholic
Church and School



FULL REPORT MAY BE OBTAINED FROM THE CITY OF DECATUR OR FROM THE APPLICANT

HRH Trees, LLC
 1125 Oak Hill Rd., Decatur, Georgia 30030
 404-444-1024
 hrhtrees@hrhtrees.com

Site Description
 This is a site plan for the proposed renovation of the West Trinity Place Church and School. The site is bounded by West Trinity Place to the north, Charter Square to the west, Waters Street to the east, and West Ponce de Leon Avenue to the south. The site contains existing buildings, parking areas, and landscaping. The plan shows the proposed renovation of the existing worship building, school, and school administration building. It also shows the proposed construction of a new school building and a future worship building. The site is zoned N-1 and is subject to various city ordinances and regulations. The plan is intended to provide a clear and detailed description of the proposed project and its impact on the surrounding area.

Site Map
 The site map shows the location of the site within the city of Decatur. It includes a north arrow and a scale bar. The map also shows the surrounding streets and landmarks. The site is located at the intersection of West Trinity Place and West Ponce de Leon Avenue. The site is bounded by Charter Square to the west, Waters Street to the east, and West Ponce de Leon Avenue to the south.

- X** FOURTEEN TREES APPROVED FOR REMOVAL AND ARE NOT INCLUDED IN EXISTING CANOPY COVERAGE. 13 TREES WERE APPROVED IN THE JULY 2023 REPORT. TREE #14 WAS APPROVED FOLLOWING THE INITIAL REPORT.
- X** SIXTEEN TREES WILL BE IMPACTED BY THE FULFILLMENT OF THE MASTER PLAN.

FLIPPO CIVIL DESIGN
 931 MONROE DR. NE, SUITE A102, #223
 ATLANTA, GEORGIA 30308
 PAUL@FLIPPOCIVIL.COM | 404.259.3940
 ALEX@FLIPPOCIVIL.COM | 678.340.5064
 SHAUN@FLIPPOCIVIL.COM | 678.525.5770

NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
 30 15 7.5 0 30
 1" = 30'
 (IN FEET)

TREE REMOVAL AND REPLACEMENT MASTER PLAN

TREE LEGEND

- 20 NEW NEW LARGE AND 20 NEW MEDIUM CANOPY TREES (3" OR LARGER AT PLANTING), 40 TOTAL.
- 20 NEW SMALL CANOPY TREES (2.5" OR LARGER AT PLANTING)

SUMMARY

SITE AREA: 315,005 SF
 REQUIRED CANOPY COVERAGE: 45% OR 141,752 SF
 EXISTING CANOPY COVERAGE: 69,709 SF, OR 22%
 CANOPY REMOVED: 14,420 SF, OR 4.6% (REMOVAL OF 16 TREES)
 NEW CANOPY PROPOSED: 34,100 SF (ADDITION OF 40 TREES AT MASTER PLAN COMPLETION)
 FINAL CANOPY (POST MASTER PLAN): 69,709 - 14,420 + 34,100 = 90,989 SF, OR 29.2%

EXISTING CANOPY (DOES NOT INCLUDE 14 DDH)

AREA ID	Square of Canopy	Description of area
area 1	1,900	Area containing 5 tree between #9DDH and #13DDH
area 2	1,600	Area containing 4 trees between the main entry of the church and the exit drive
area 3	1,480	Area containing 3 trees between the ADA parking and the rectory
area 4	5,689	Area containing 8 trees between east of the angled ADA parking up to #4DDH and up to the rectory building
area 5	20,500	Area starting east of #9DDH over to corner of waters and extending to tree #14DDH
area 6	8,185	Area containing 11 trees between #10DDH and #11DDH
area 7	12,104	Area between #11DDH and the Trinity entry drive up to the edge of parking but not including parking lot trees
area 8	4,829	Various parking lot trees - summation of
area 9	13,422	Area north/west of parking entrance drive along Trinity up to #2DDH
area 10	1,500	Tree south of rectory building
TOTAL	71,309	Total Existing Canopy Area (does not include the DDH tree canopy indicated with the Green X)

CANOPY REMOVED (16 REMOVED FOR EXPANSION)

AREA ID	Square of Canopy	Description of area
area 11	9,150	Area containing 9 trees lost to construction of the Future Worship Building
area 12	5,270	Area containing 7 trees lost to the construction of the Future (phase 1) School Building
TOTAL	14,420	Total Existing Canopy Area (does not include the DDH tree canopy indicated with the Green X)

ADDED CANOPY

AREA ID	SIZE	DESCRIPTION
20	16,000	1,600 SF PER tree x 50% x 20 trees added
20	11,700	900 SF PER tree x 65% x 20 trees added
20	6,400	400 SF PER tree x 80% x 20 trees added
	34,100	

PERMITS TO REMOVE HEALTHY TREES AND PERMITS TO PLANT NEW TREES WILL BE INCLUDED IN THE LAND DISTURBANCE PERMIT PLANS FOR THE FUTURE EXPANSION. ONLY THE REMOVAL OF THE 14 DDH TREES HAVE BEEN APPROVED AT THIS TIME (OCT 2023). THE PROPOSED TREE REMOVAL, PROPOSED SPECIES AND LOCATIONS IS SUBJECT TO CHANGE AND HAS BEEN PROVIDED FOR THE PURPOSES OF THE SITE PLAN AMENDMENT REVIEW.

11,049 sqft canopy removed, 13 new 2" caliper large canopy trees and 2 small canopy trees required for no net loss

Tree Evaluation Report
St Thomas More Church and School, Decatur, GA 30030
July 20, 2023

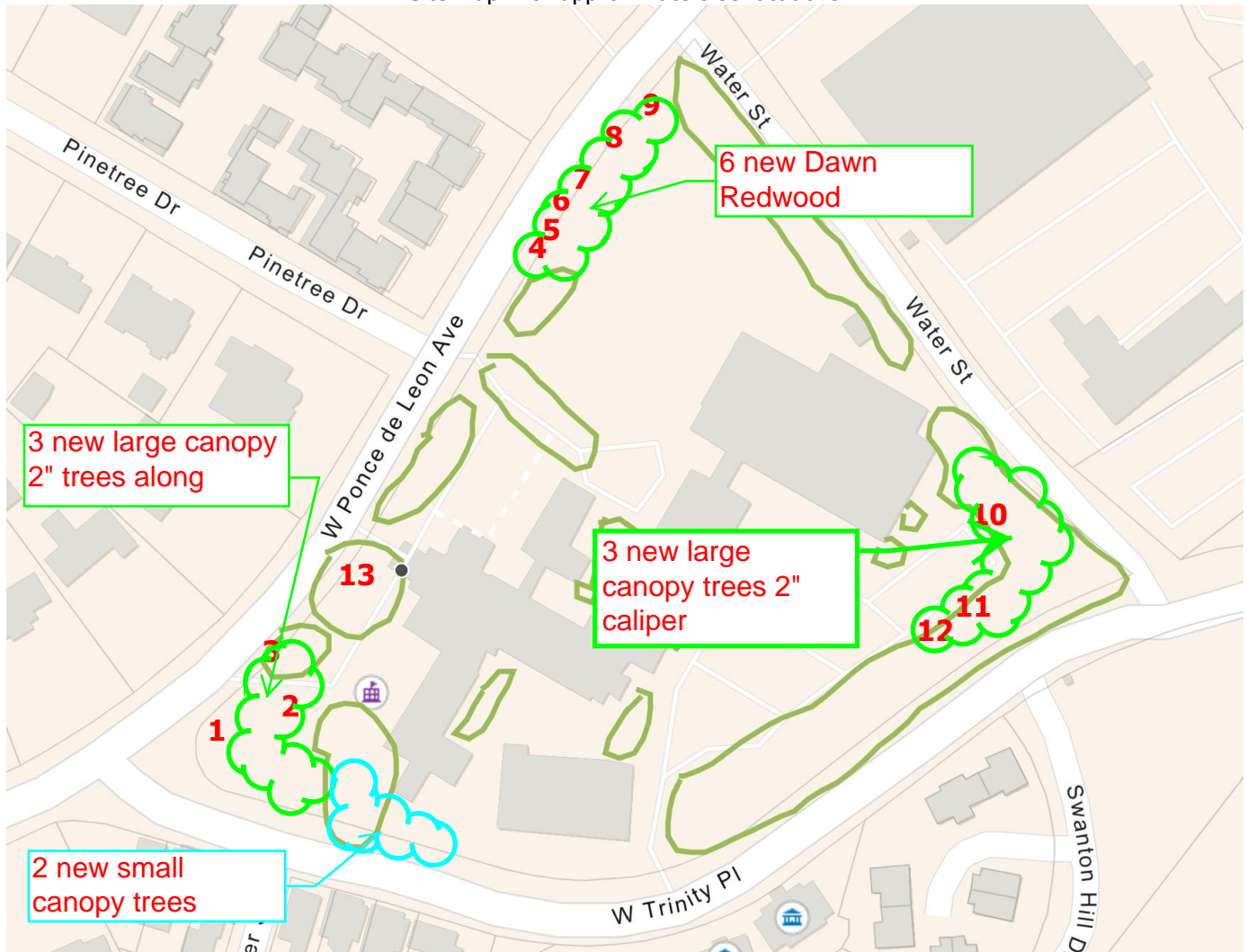
APPROVED
By kay.evanovich at 9:51 am, Aug 02, 2023

Description of property:

This is a Church and School property in the city limits of Decatur. The site is surrounded by 3 streets, W. Ponce de Leon, Water Street, and W. Trinity Place. They were evaluated on June 14, June 28, July 11 and 19, 2023. On site meetings with Kay Evanovich, City of Decatur Arborist, Jessi Pollard with Georgia Power and Brendan Gill with Gill Tree Care.

Recent tree limb failure prompted the St Thomas More (STM) Facilities Manager, Todd Hines, to reach out to HRH Trees, LLC to evaluate the trees on site. On the initial site visit, June 14, several trees were identified as having conditions that need to be addressed. Kay Evanovich met us on site on June 28, to discuss a plan. Jessi Pollard with Georgia Power met us on site on July 11 to discuss what they would prune or remove since many of the trees are close to the main power lines. Brendan Gill met us on July 19, to provide a proposal for tree removal, pruning and Level 3 assessments on those deemed necessary.

Site Map with approximate tree locations



From Decatur GIS
Trees 1-12 are to be removed. Tree 13 is being tested - Resistograph
Green circled areas are where trees will remain.

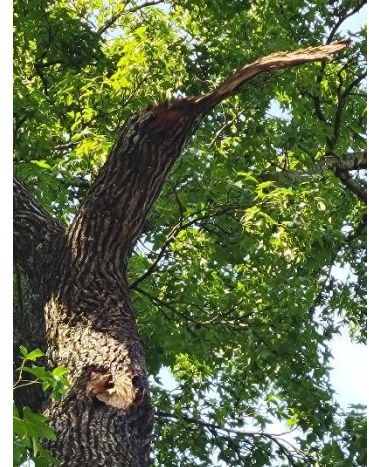
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Observations: The following visual observations were from the ground and no climbing or invasive tests were performed (Level 2 Assessment). The diameters were measured at breast height (DBH), 4 ½ feet off the ground with a diameter tape. A sound test was performed using a rubber, sand-filled mallet. The site visits took place June 14, 28, July 11 & 19 2023. Trees are tagged with a small piece of orange flagging tape thumb-tacked at the base of each tree facing the building or tied to the fence in front of the tree (#10-12).

Tree 1: A sweetgum (*Liquidambar styraciflua*) tree, 32" DBH, at the right front corner of property near intersection of Trinity and W Ponce. It has a one-sided crown with a spread of 50'X35' or approximately 1418sqft. This tree provoked the inspection of the property. It recently lost 2 large, live scaffold limbs which fell on the sidewalk. The tree also has a large basal trunk wound, 13"x19" on the northeast facing side. Due to the proximity of this tree to constant targets including power lines and transformer, intersection of 2 main streets with standing vehicles during red light changes, active pedestrian sidewalk and a church and school entrance, this tree has a higher risk of causing damage or injury.

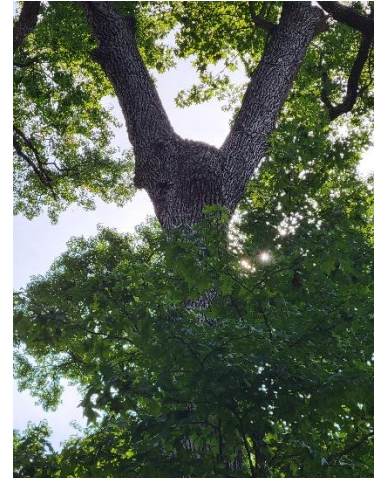


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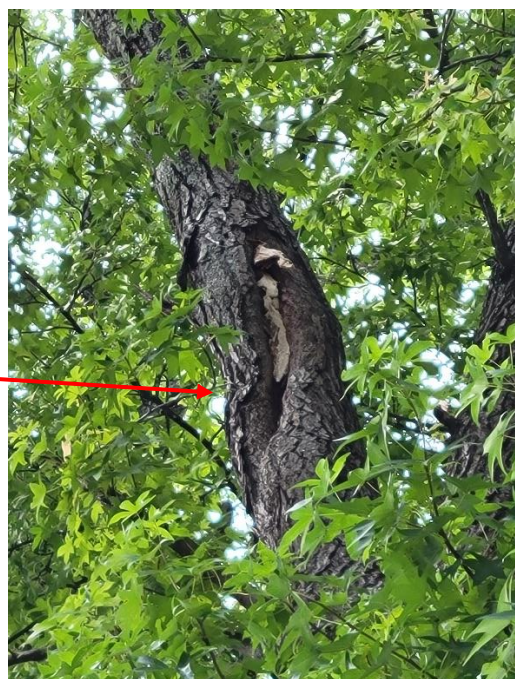
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Tree 2: A sweetgum (*Liquidambar styraciflua*) tree, 31" DBH, at the right front near the parking lot in front of the building. It has a crown spread of 45'X32' or approximately 1164sqft. It has a bifurcated upper trunk with significant evidence of included bark and top weight. This branch formation with included bark is a weak union where failure is more likely to occur. There is activity in the location of the tree during most of the day, even weekends and is at high risk of causing damage or injury when it fails.



Tree 3: A sweetgum (*Liquidambar styraciflua*) tree, 27" DBH, to the left of the one-way entrance off W. Ponce near the street and sidewalk. It has a crown spread of 30'X35' or approximately 830sqft. It is surrounded by other sweetgum trees and close to the power lines. It has a large upper limb wound/canker with an open cavity and possible decay present. The removal of just this limb is not an option as it will reduce the live crown by more than 25% and create a large pruning wound subject to decay as well as creating an unbalanced crown. When failure occurs, it will be on the power lines and sidewalk, potentially reaching the street and street parking. There is constant activity in the location of the tree and the risk of causing damage or injury is high.



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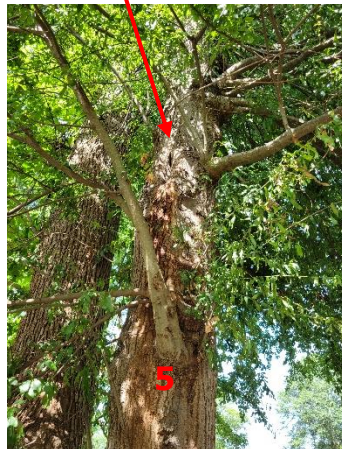
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Tree 4-9: A row of trees along W. Ponce de Leon Avenue close to the playing field of the school. All have been pruned extensively by the power company creating one-sided, unbalanced weighted crowns. The weights are toward the playing fields of the school. Several also have additional weaknesses that increase their vulnerability to failure.



Tree 4: A sweetgum (*Liquidambar styraciflua*) tree, 19" DBH, along W Ponce to the far right, root grafted with Tree 5. There are numerous epicormic shoots because there is no main leader and only 1 scaffold branch with minimal leaf area. It has a crown spread of 25'X18' or approximately 363sqft. It is in direct competition with Tree 5 and close to the power lines. This tree is not thriving and when Tree 5 is removed, it will be a weak, unprotected tree and should not be left standing.

Tree 5: A water oak (*Quercus nigra*) tree, 23" DBH, along W Ponce to the far right, root grafted with Tree 4. This tree has a bifurcated upper trunk and an oozing trunk cavity approximately 15' up on the field side. Minor mistletoe clusters were present. The crown spread is 42'X45' or approximately 1486sqft.

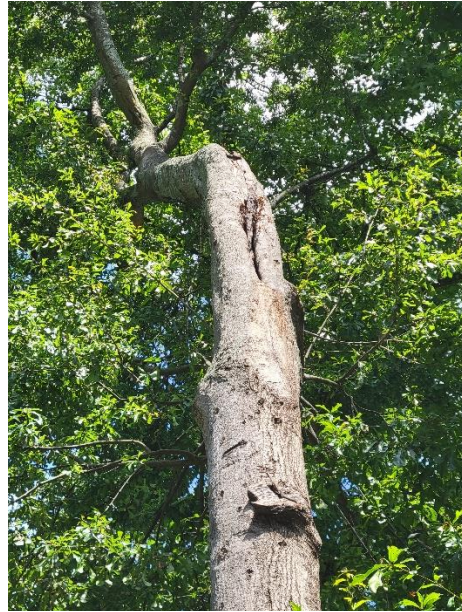
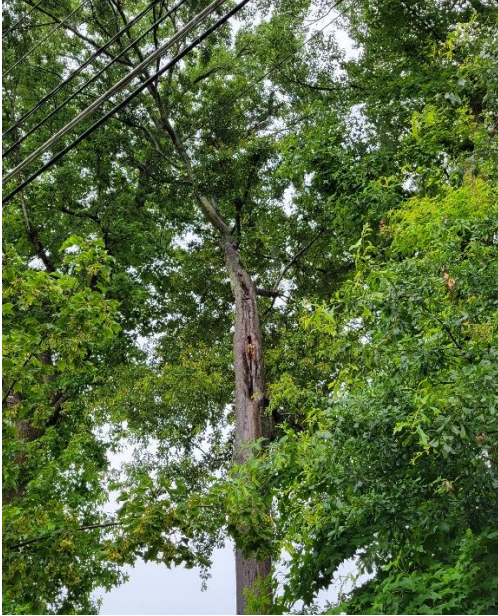


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Tree 6: A water oak (*Quercus nigra*) tree, 20" DBH, along W Ponce to the far right, near Tree 5 & 4. There is a large trunk wound with an open cavity, at a bend in the trunk about 25' up. The tree has all its weight off center and over the fields due to excessive power line pruning. Minor mistletoe present. It has a crown spread of 22'X20' or approximately 346sqft.



Tree 7: A sweetgum (*Liquidambar styraciflua*) tree, 25" DBH, along W Ponce in the center area by the field. This tree used to be a co-dominant trunked tree with 2 trunks. One trunk was removed some time ago and the wound did not seal over before internal wood decay occurred. There is now a cavity with decay about 20" deep. There are epicormic shoots present as well. It has a crown spread of 50'x40" or approximately 1590sqft. Decay increases a tree's weakness with the loss of structural integrity.



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Tree 8: A co-dominant white oak tree, measuring 49" below the trunk split, along W Ponce to the left of the group. This tree has been pruned entirely on the power line side leaving an unbalanced crown. Co-dominant trees have a weak attachment where the union of the trunks occurs. Added weight to one or both trunks can cause failure at this union. Most of the weight is toward the playing fields. There is also a cavity in one of the buttress roots, probably a result of the sidewalk construction years ago. It is hollowing. This root is on the opposite side of the weight load increasing its vulnerability to fail toward the field. It has a crown spread of 42'X40' or approximately 1320sqft.



Tree 9: A water oak (*Quercus nigra*) tree, 33" DBH, along W Ponce to the far left of the group of trees by the field. There is a large trunk wound with an open cavity, at a bend in the trunk about 20' up. The tree has all its weight off center and over the fields due to excessive power line pruning and possible limb failure. Minor mistletoe present in the crown. A decay fruiting body of what appears to be *Meripilus sumstinei* is also present at the base of the trunk. This is a root parasite that causes root and butt rot. It has a crown spread of 40'X45' or approximately 1418sqft.



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Tree 9, *Meripilus sumstinei* fruiting body



Tree 10: A loblolly pine (*Pinus taeda*), 17" DBH, in the far left side of the rear parking area. This tree has a large *Fusiform* rust canker weakening the main trunk. It has a crown spread of 25'X30' or approximately 594sqft.



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Tree 11 and 12: Loblolly pines (*Pinus taeda*), 11" and 21" DBH, in the far left of the rear parking area. Tree 11 is dead. Tree 12 has a *Fusiform* rust canker at the base of the trunk and the top of the crown is dead (possible IPS Beetles). Tree 11 had a crown spread of 10'X15' or approximately 123sqft and Tree 12 has a spread of 20'x25', approximately 397sqft.

Tree 11



Tree 11



Tree 12



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Tree 13: Water Oak (*Quercus nigra*), 61" DBH, located directly in front of the church near the right-of-way. This tree also had a large limb fail recently. There also appears to be a declining main scaffold limb toward the street. One small, old *Inonotus* conk was found at the base of the trunk toward the street. It is a large and mature tree with a crown spread of 80'x75', approximately 4717sqft. This tree will be tested with a Resistograph to determine if and to what extent any decay within the trunk is present.



Comments:

- Trees will develop dead limbs and weaknesses as they mature. Dead limbs will fall and those greater than 2-3" in diameter have the potential to cause damage or injury. Live limbs should not fall unless there is a strong storm or a weakness existing in the limb(s).
- Mistletoe is a parasitic plant and does cause crown dieback, eventually killing its host tree.
- Poor pruning practices in the past have detrimentally impacted many of these trees. Large trunk wounds and cavities are significant issues that need to be addressed.
- Decay fungi are causing root and wood weaknesses that sometimes go unnoticed since many times, the only sign is a fruiting body of the pathogen.
- Fusiform rust is a pathogen that impacts wood quality of primarily loblolly pine. Large cankers are weak areas where failure can occur.
- Georgia Power will not remove any of the identified trees. They will only help remove limbs over the power lines on Tree 13 if needed.

Recommendations:

The trees identified in this report are at high risk of causing damage or injury due to their locations and the type of site this is. There are no other mitigation practices that would decrease the risk in these trees, except possibly pruning and installing cables in Tree 2. The hardware would need to be inspected every year. All the other trees have issues that are best mitigated by complete removal. There are no guarantees cabling will prevent failure.

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Remaining Density with the removal of Trees 1-13:

The lot will remain approximately 34% covered in tree canopy [108982.5sqft/323,215.2 total (7.42ac) = 33.7%]. (DeKalb GIS Canopy Calculation)

Planting Plan:

- Front area near W Ponce and Trinity – plant 2 American Beech and 1 Tupelo for Trees 1-3.
- Along W Ponce by playing fields – plant 6 Dawn Redwoods (Metasequoia) for Trees 4-9
- Along Trinity Pl. – plant 3 fringe trees for Trees 10-12. This is a wooded area and understory trees are best for this location.
- If Tree 13 must be removed, it will be replaced with another oak, either white, water or willow.

Final Notes:

This letter serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. All trees will fail. No arborist can state exactly when, where, or how a tree will fail. Trees with weaknesses are more vulnerable to failure. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the property owner to address, thus assuming any risk associated with not performing such recommendations.

This information was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.