SANDY SPRINGS
GEORGIA

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** December 11, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: **201403227** - 6337 Roswell Road, *Applicant: Quintus Development*, to rezone from C-1 (Community Business District), R-3 (Single Family Dwelling District), and R-4 (Single Family Dwelling District) to MIX (Mixed Use District) for the development of a mixed use project, with a use permit to exceed the maximum district height and concurrent variances

MEETING DATE: For Submission onto the December 16, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Rezoning Petition

CITY MANAGER APPROVAL: JJM

PLACED ON AGENDA FOR: **12/16/2014**

CITY ATTORNEY APPROVAL REQUIRED: (✓) *YES* ( ) *NO*

CITY ATTORNEY APPROVAL: SEL

SANDY SPRINGS
GEORGIA

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: December 3, 2014 for submission onto the December 16, 2014 Mayor and City Council Meeting

Agenda Item: **201403227 6337 Roswell Road**

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

WITHDRAWAL of a request to rezone the subject properties from C-1 (Community Business District) conditional, R-3 (Single Family Dwelling District), R-4 (Single Family Dwelling District) to MIX (Mixed Use District), with a concurrent variance.

Request:
This application is for rezoning of the subject properties from C-1 (Community Business District) conditional, R-3 (Single Family Dwelling District), R-4 (Single Family Dwelling District) to MIX (Mixed Use District) to develop a multifamily project with 4,355 square feet of new retail uses. A total of 33,800 square of retail square footage is proposed, 16,000 of new retail, the existing 15,000 square foot Hudson Grill restaurant and 2,800 BB&T bank. Apartment uses totaling 329 apartment units are proposed consisting of 171 one bedroom units and 158 two bedroom units. The Main Street Overlay District requirements establish a maximum setback from the street and as a result the applicant is requesting a concurrent variance from the Zoning Ordinance as follows:

1. Variance from 12B.8 to increase the maximum front yard in the Main Street Overlay District from 40 feet to 125 feet for the existing buildings.

PLANNING COMMISSION RECOMMENDATION- November 20, 2014

The petition was heard at the November 20, 2014 Planning Commission meeting. Squire moved to recommend withdrawal seconded by Frostbaum. The Commission recommended **withdrawal** (4-0, Maziar, Frostbaum, Tart, Porter, Nickles and Squire for; and Duncan not voting)

PROPERTY INFORMATION

Address, Land Lot, and District	6337 Roswell Road Land Lot 88, District 17
Council District	4 (Gabriel Sterling)
Frontage	1,910 feet of frontage along the east side of Roswell Road
Area	10.85Acres
Existing Zoning and Use	C-1 (Community Business District) under Fulton County zoning case Z59-0004 and Z63-0019, R-3 (Single Family Dwelling District) and R-4 (Single Family Dwelling District), currently developed with a shopping center.
Overlay District	Main Street Overlay District
2027 Comprehensive Future Land Use Map Designation	LWC (Live Work Community)/ LWN (Live Work Neighborhood) Node 8: (Town Center)
Proposed Zoning	MIX (Mixed Use District)

APPLICANT/PETITIONER INFORMATION

Property Owner	Petitioner	Representative
Marshalls Plaza Shopping Center, LLC	Quintus Development	Ted Sandler

HEARING & MEETING DATES

Community Zoning Information Meeting	Community Developer Resolution Meeting	Planning Commission Hearing	Mayor and City Council Hearing
September 23, 2014	October 30, 2014	November 20, 2014	December 16, 2014

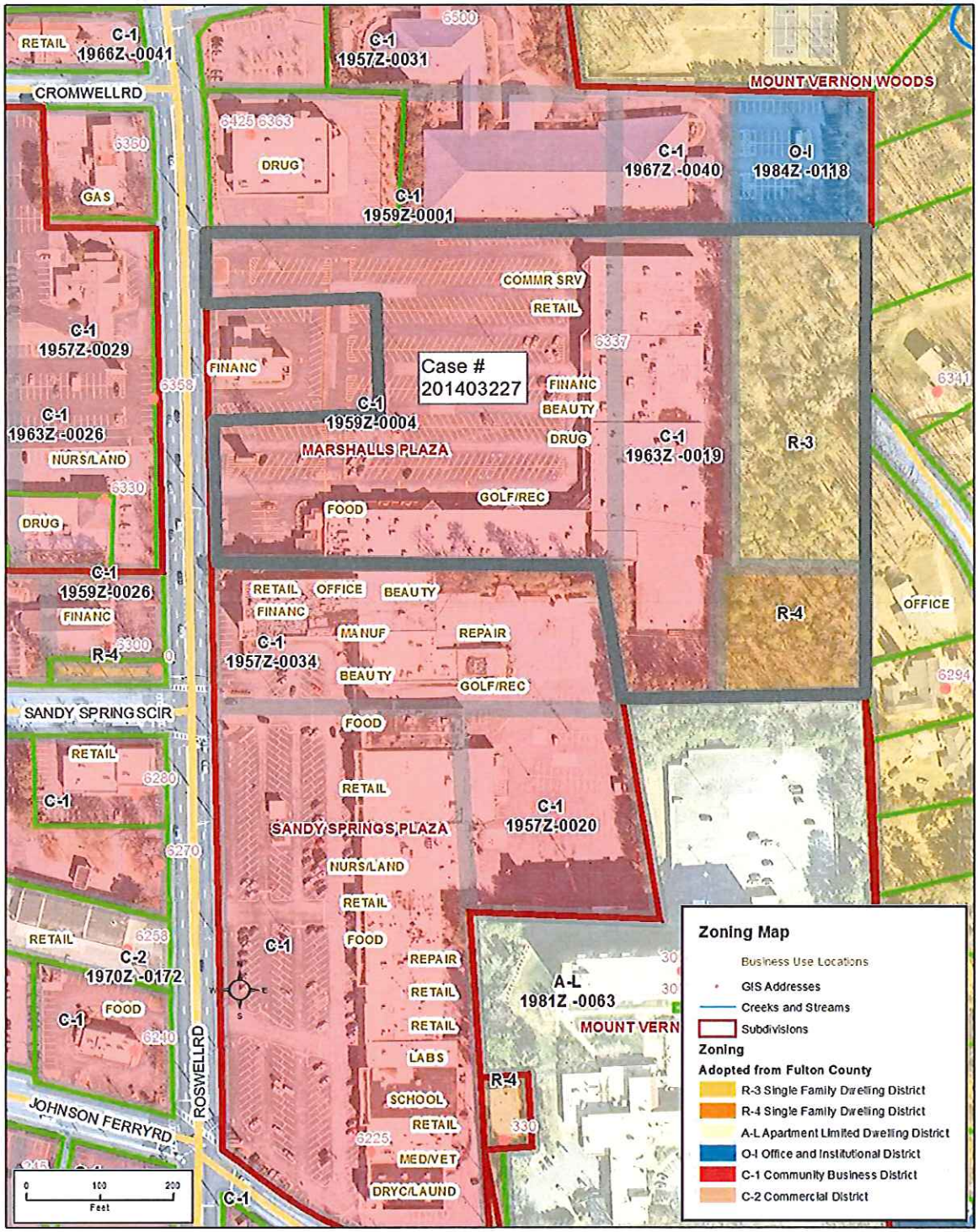
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

SUBJECT PETITION 201403227	Requested Zoning	Proposed Use	Land Area (Acres)	Units/Square Footage	Density (Units per Acre)
	MIX	Multi-family Commercial	10.85	329 33,800	30.32 units/ac 3,115.21 sf/ac

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	C-1 Z59-0001	Walgreens 5425 Roswell Road	±1.3	±13,650 sf	±10,500 sf/ac
North	C-1 Z57-0031 Z67-0040 O-I Z84-0118	Benson Center 6500 Vernon Woods Drive	±5.30	±43,341 sf	±8,177 sf/ac
East	R-3	Mount Vernon Woods Subdivision			
South	C-1 Z57-0034 Z57-0020	Sandy Springs Plaza 6225 Roswell Road	±9.9	±140,617 sf	±14,203.73 sf/ac
South	A-L Z81-0063	Mount Vernon Towers 300 Mount Vernon Hwy	±13.42	300 units 60 beds	35 units/ac 24,000 sf/ac
West	C-1 Z57-0029 Z63-0026	Cornerstone Square 6358 Roswell Road	±7.96	±67,590	±8,491.21 sf/ac

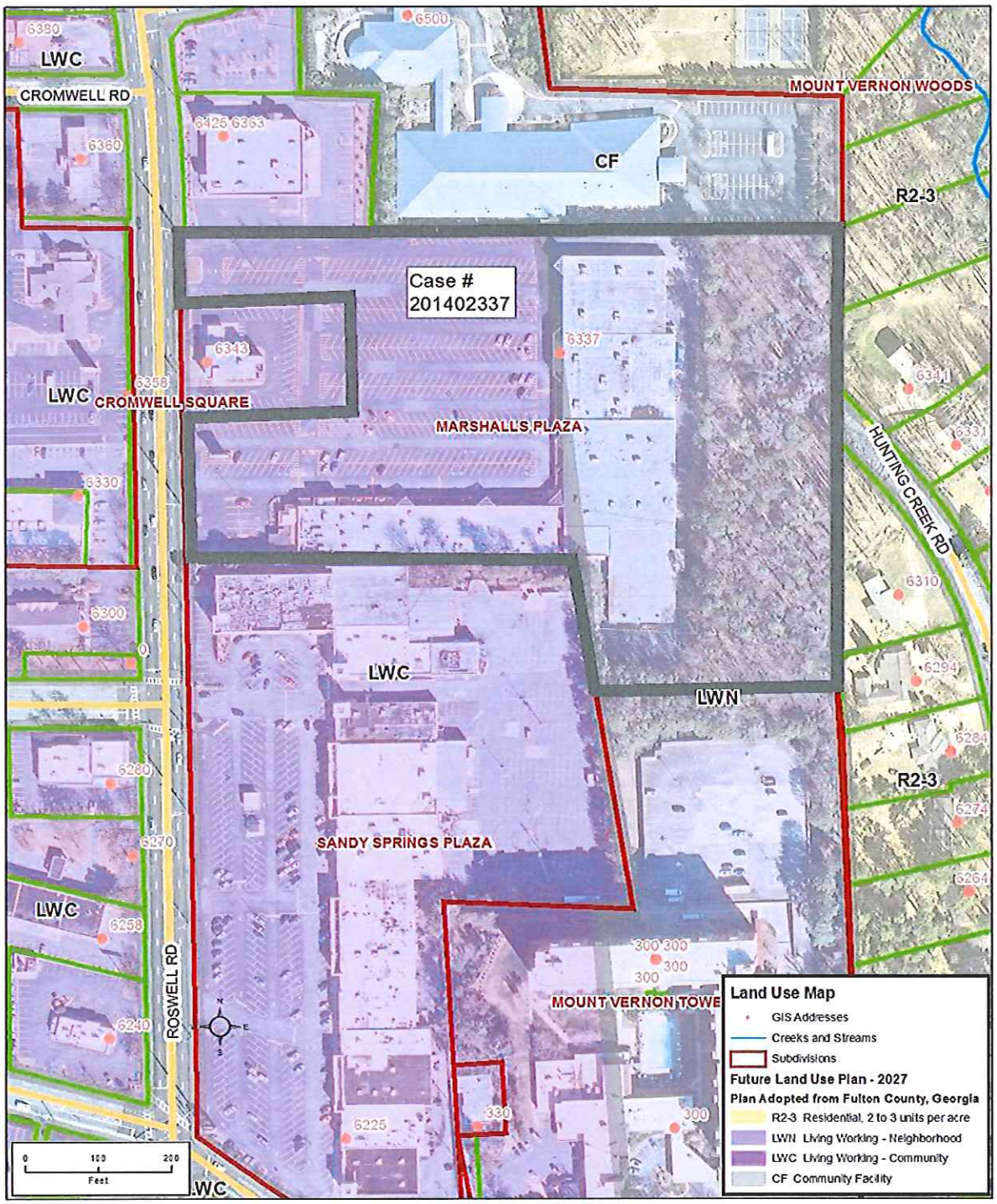
Zoning Map

6337 Roswell Road (SR9)



Future Land Use Map

6337 Roswell Road (SR9)



ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

Findings: The staff is of the opinion that the proposed use is not suitable in view of the use and development of adjacent and nearby property. The property is currently developed with a one story shopping center and the applicant is proposing a 5 story commercial/multifamily building. The surrounding area consists of the following uses: C-1 (Community Business District) to the north, south and west; and R-3 (Single Family Residential District) to the east. The apartment building is proposed to be located on the eastern portion of the site closer to the single family zoned properties.

B. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

Findings: The staff is of the opinion that the proposal could have an adverse impact on the use or usability of adjacent or nearby properties. The use is not consistent with the residential properties to the east. The apartment building is proposed to be seventy (70) feet in height and does not provide a proper transition to the single family zoned properties.

C. *Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.*

Findings: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. *Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.*

Findings: The staff is of the opinion that the proposal may cause an excessive or burdensome use of the existing infrastructure. The increase in housing where none exists today could negatively impact the school system as well as transportation infrastructure.

E. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.*

Findings: The staff is of the opinion that the proposal is inconsistent with the policies and intent of the Comprehensive Plan. The proposed density is considerably higher than designated in the Comprehensive Plan. While the Comprehensive Plan provides for density and height bonuses over and above the Plan designation, this project does not provide the desirable attributes that warrant an increase in density and height.

Existing Density	Proposed	Comprehensive Plan
Multi-family – None Commercial- 15,898.61 sf/ac Height- 1 Stories	Multi-family- 30.32 units/ac Commercial- 3,115.21 sf/ac Height- 5 Stories	Residential – up to 20 units/ac Commercial -25,000 sf/ac Height- 6 Stories LWN / LWC (Node 8)

The Comprehensive Plan provides more specific details regarding development within a number of activity nodes within the City. This property is located within Node 8; an excerpt of this section of the Comprehensive Plan is noted below. It is important to note that this project is inconsistent with many of the Comprehensive Plan policies for Node 8.

Node 8: Town Center

Boundaries:

- North – Cromwell Road
- South - Cliftwood Drive and Carpenter Drive
- East - Boylston Drive
- West – Sandy Springs Circle

1. The Sandy Springs Town Center shall be established as a separate and distinct area of the city and shall be developed as the "heart", marketplace and cultural center serving its residents shopping, dining, socializing and entertainment needs. It shall be mixed-use, include a sense of place that defines the city and the community, and be designed to a human scale, through building design and the use of green and public spaces. It shall have a "village-like" atmosphere (Sense of Place QCO).

2. Automobile-related facilities and services are not appropriate in Town Center redevelopment areas because they do not facilitate pedestrian friendly design, and thus, new highway business uses are discouraged in such areas.

3. Where an extension of the grid street system is illustrated on studies or plans for the Town Center redevelopment area or on the future land use plan map, development should incorporate the proposed grid-pattern street extension with small block patterns and emphasize connectivity to existing city streets.

4. To encourage pedestrian activity, the Town Center should emphasize contiguous store frontages to add visual interest to the city's central marketplace.

5. The following guidelines shall highlight the growth and development of the Town Center:

    a. While the development of a mixed-use area is encouraged, individual projects do not have to be mixed-use.
    b. Regulations should discourage the creation of a "canyon effect" in the Town Center.
    c. Heights and architectural elements shall be varied.
    d. Retail uses are essential to maintaining pedestrian activity; therefore, the development of ground floor retail uses shall be strongly encouraged along Roswell

Road, Hildebrand Drive, Sandy Springs Circle and Hammond Drive.

e. Interparcel connectivity shall also be encouraged.
f. Building heights shall be limited to 6 stories; however additional height may be approved consistent with the Town Center assemblage policy described below.

6. Development of the Town Center area is recommended at the following levels:

   a. Maximum residential density: up to 20 units/acre.
   b. Maximum commercial density: up to 25,000 sq. ft./acre.
   c. Minimum open/green space (and shall not include parking lots): 15%.
   d. Largest single retail tenant: 30,000 sq. ft. or less.

7. Town Center assemblage policy:

   a. Density and/or height bonuses, beyond the recommendations of the Comprehensive Plan, may be approved by the Mayor and City Council for the development or redevelopment of assembled properties consisting of a minimum of five (5) or more acres. The approval of bonuses will be based on the merits of the project relative to whether it provides desirable attributes that meet or exceed the goals and objectives of the Comprehensive Plan. Such goals may include, but not be limited to:

      i. Providing significant green space or public space.
      ii. Providing uses that contribute to the public good such as museums, art galleries, public art, art galleries, and theatres.
      iii. Providing shared parking to other properties in the area or encouraging/requiring employees to participate in alternative transportation options.
      iv. Provide for the relocation of utilities underground or at the rear of new developments resulting from assemblage.

8. Town Center transition policy:

   a. Development on the borders of the Town Center shall accommodate an appropriate transition to less intense development outside the area. Appropriate forms of transition shall include, but not be limited to:

      i. Utilizing less intense uses
      ii. Building heights, bulk, and architecture compatible with nearby developments
      iii. The use of green space and possible linear or pocket parks.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Findings: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or denial of the applicant's proposal.

G. *Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.*

Findings: The staff is of the opinion that the proposal would not result in a use which could be considered environmentally adverse to the natural resources or the environment. However, the citizens of Sandy Springs could be negatively impacted by increased traffic and the failure of this project to incorporate the policies of the Comprehensive Plan outlined in Node 8.

VARIANCE CONSIDERATIONS

Article 22 of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

1. *Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance*; or,
2. *The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or*

The applicant is requesting one (1) concurrent variance as outlined below. The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general.

1. Variance from 12B.8 to increase the maximum front yard in the Main Street Overlay District from 40 feet to 125 feet for the existing buildings.

Findings:
Staff is of the opinion that the request to increase the maximum front yard would not be in harmony with the intent of the Zoning Ordinance. The intent is to pull building up towards Roswell Road to encourage walkability and to engage the streetscape. Additionally, the site does not exhibit any extraordinary and exceptional conditions pertaining to the property because of its size, shape, or topography, Therefore, based on these reasons, the staff recommends ***DENIAL*** *of this variance request.*

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on October 1, 2014 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources (see attachments).

Transportation Planner	Public Works advises that the property frontage is included in Capital Improvement Program (CIP) project T-0012 which will be in construction from fall 2014 through spring 2015. In addition, the City has engaged Georgia Power to design underground transmission facilities that may extend up to or potentially cross the property frontage.
	Background Information:

	• Roswell Road/SR 9 is classified a Principal Arterial street. SR 9 access and encroachment is subject to Georgia Department of Transportation approval. • Posted Speed limit: 35 mph, Roswell Road • Average daily traffic volume: 28,810 daily traffic (GDOT 2013 Count) north of site • Frontage of Roswell Road is included in the Main Street Overlay District, and Roswell Road is included in the Sidewalk Master Plan network. *Transportation Master Plan Recommendations:* • Project A6: Implement access management techniques along Roswell Road to include signal spacing, interparcel access, backside connections, and medians where appropriate. • Project A9: Work with property owners to establish interparcel connectivity in Downtown Sandy Springs and along Roswell Road and other commercial corridors. • Project C5: Provide streetscape improvements along Roswell Road from Abernathy Road to Hilderbrand Drive *City Center Master Plan Recommendations:* • Streetscape includes median and nine-foot sidewalks with two-foot paver band behind curb and gutter as well as landscaping and lighting. **Recommended Conditions** • Reservation of 25-foot wide utility corridor behind the 55-foot right-of-way dedication. • Dedication of new public street that provides interparcel connection to the south and north. *At the time of the Land Disturbance Permit, the site shall meet requirements of Articles 11 and 12 of the Development Ordinance. Based on a review of the proposed site plan and development, please note the following:* • A Traffic Impact Study is required, §103-73(p). • Proposed driveways shall meet requirements of §103-73 and sight distance §103-77. Traffic volumes on Roswell Road meet Sandy Springs requirements for auxiliary lanes. §103-73(h). Proposed driveways shall meet separation and spacing requirements of §103-73(k). The proposed south driveway on Roswell Road does not align with driveway on the opposite side of Roswell Road, resulting in an offset conflict. Only one driveway is permitted per full 200 feet of frontage. Public works supports the proposed north full-access driveway. Additional south driveway shall not be permitted. • Access shall provide minimum uninterrupted ingress/egress based on GDOT Regulations on Driveway and Encroachment Control (minimum 100', maximum 200', or not less than 1/5 of lot depth) for Roswell Road. • Interparcel access shall be provided to adjacent properties, §103-72. • ADA pedestrian access shall be provided at access locations, §103-73(o). • MARTA bus shelter accommodation may be required, §103-74(l). • The minimum right-of-way dedication for Roswell Road is 55 feet from centerline, 11 feet from back of curb or 1 foot from back of sidewalk, whichever

	is greater along entire property frontage. Proposed public street requires a minimum of 50' of right-of-way §103-75. • Frontage shall meet requirements for curb and gutter and sidewalks, §103-79 and §103-80.

PUBLIC INVOLVEMENT

Public Comments

- Density is too high
- Traffic at current location is not sustainable at current flow
- Provide a traffic impact study
- Apartment deterioration in the future
- Height
- Safety/crime
- Light and noise pollution
- Access to Hunting creek
- Location of fence
- Lower home values
- Apartment units facing Mount Vernon Wood
- Pedestrian traffic in Mount Vernon Wood
- Access to Mount Vernon Wood's playground
- Enough apartment in the City
- Providing less of a buffer than currently exist-extend buffer to 150 feet
- Single Family zoned properties should not be rezoned
- Burden on the school systems
- Preservation of green space
- Maintenance of fence
- Comprehensive Plan densities should be adhere too
- 50/50 1 and 2 bedrooms
- What is proposed for the additional 80 feet of the buffer
- Ingress/egress with no signal/justification for traffic

CONCULSION TO FINDINGS

The Comprehensive Plan clearly supports a variety of housing types and uses. The Plan notes that the designation of areas in the Living Working Category was done to encourage redevelopment. It is the opinion of the staff that the proposal is not in conformity with the policies and intent of the Comprehensive Plan. The proposed density is outside the ranges suggested by the Future Land Use Map. The proposal is lacking in incentives to increase density and providing a proper transition to the single family zoned properties. The applicant has requested a withdrawal of the application. Therefore, based on these reasons, the staff recommends **WITHDRAWAL** of the rezoning petition and the associated concurrent variances.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from C-1 (Community Business District) to MIX (Mixed Use District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
    a. Residential units at density of 20 units per acre or 217 units, whichever is less.
    b. Commercial at a density of 3,115.21 square feet per acre or 33,800 square feet, whichever is less.
2. To the owners agreement to abide by the following:
    a. To a revised Site Plan submitted to the Department of Community Development. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
    a. Interior ceiling heights should be a minimum of nine (9) feet.
    b. All units shall be individually metered and/or submetered.
    c. The owner/developer shall dedicate a reservation of twenty-five (25) foot wide utility corridor behind the 55-foot right-of-way dedication, subject to the approval of the Director of Public Works
    d. The owner/developer shall dedicate a new public street that provides interparcel connection to the south and north of the property, subject to the approval of the Director of Public Works.
    e. Not less than 20% of the site shall be maintained as Open Space of which 15% shall be Green Space.

Attachments

- Letter of Intent dated received September 10, 2014
- Site Plan dated received September 10, 2014
- Elevations dated received September 25, 2014
- Additional comments from the City of Atlanta, Fulton County Schools, Fulton County Sewer Department, and Fulton County Health Department.
- Letter of Opposition (82)

TO DO LIST

December 16th Agenda

- Tree Fund
- Fee Schedule
- Zoning Schedule
- Roswell Road Plan
- Zoning Cases

MIX POA

- Action Plan on Amendment
- Notice to applicants/community

Roswell Road Corridor Plan

- Council power point
- Action plan

CDBG

- Voucher Done
- 2012 close out
- Any other milestones

Upcoming Agenda Review

- Case schedule and spreadsheet
- Notices, posting, case assignment, letters, etc.
- Case review before writing

Laurel Grove – rsvp to Wendell's comments

Rita

- Meetings for Ed
- Z-Case files
- Collaborative stationary
- Email cosa

Carpenter Drive

- Townhome RSVP
- Wendell densities for apartments/standards

Robert/Cheek – Uses and conditions

Wendell – Meeting for Misc Items

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November 20, 2014

RECEIVED
NOV 20 2014
City of Sandy Springs
Community Development

Via Email
Linda Abaray
City of Sandy Springs
Department of Community Development
7840 Roswell Rd., Suite 500
Sandy Springs, Georgia 30350

Re: **Quintus Development ("Quintus")**
Marshall's Plaza, 6337 Roswell Road (the "Property")
Rezoning Application No. 201403227

Dear Linda;

Please accept this letter as Quintus Development's notice of withdrawal for the above captioned rezoning application. Thank you for all your help with the pursuit of this rezoning request.

Sincerely;

Ted Sandler

Cc: Mark Keappler (via email)
Kelly Keappler (via email)

QUINTUS
DEVELOPMENT
COMMUNITIES FOR LIFE

September 10, 2014

VIA HAND DELIVERY

Patrice Dickerson, Assistant Director
City of Sandy Springs
Department of Community Development
7840 Roswell Rd., Building 500
Sandy Springs, GA 30350

Received
SEP 10 2014
City of Sandy Springs
Community Development
Department

LETTER OF INTENT

RE: Application for Rezoning (the "Application")
Quintus Development ("Quintus")
Marshall's Plaza, 6337 Roswell Road (the "Property")

Dear Mrs. Dickerson:

Please be advised that Quintus is under contract to acquire the Property and as such is pursing the Application for the Property.

Background

The Property consists of approximately 10.88 acres and was zoned for and developed in the late 1950's and early 1960's as a strip retail center comprised of approximately 100,000 square feet. The main portion of the Property is zoned C-1 and the rear portion either R-3 or R-4. All of the improvements at the Property are located on the C-1 zoned portions of the Property. The primary anchor for the center is a Marshall's department store. Marshall's lease is coming to an end and they will vacate the Property prior to the end of 2014.

Rezoning Request

Quintus is requesting a rezoning for the Property from C-1, R-3 and R-4 to MIX. The purpose of the request is to allow for the redevelop the Property with a mix of retail and multi-family uses. A proposed site plan showing the redevelopment plan is attached hereto (the "Site Plan"). The Site Plan anticipates demolishing all of the existing improvements except for the Hudson Grille and its related surface parking and the BB&T Bank building and parking which is on an outparcel that fronts Roswell Road. Note that even though the existing BB&T Bank Parcel is included in this Application, the parcel is the subject of a ground leased and will not be included as part of any redevelopment proposal by Quintus.

1827 POWERS FERRY ROAD SUITE 2-200 ATLANTA, GEORGIA 30339 PH: 770-951-2279

Quintus proposes a project (the "Project") consisting of a four-story apartment building containing 329 multi-family units, approximately 16,000 square feet of new ground floor retail and a deck with approximately 718 parking spaces. In addition, a new landscaped divided drive entrance with pedestrian facilities and parking for additional vehicles will also be provided. Access will be per the existing curb-cuts along Roswell Road. All efforts will be made to satisfy the requirements of the City's Main Street Overlay District except as set forth below.

That portion of the Property located to the rear and zoned R-3 and R-4 will not be improved except for a fire access driveway and water quality pond. The drive will be designed to satisfy the City's standard for a public road and constructed in a location identified for inter-parcel access per the Sandy Springs City Center Master Plan (the "Downtown Plan"). This new road and the underlying property will be considered for dedication to the City.

As stated above, the Hudson Grille consisting of 15,000 square feet and related surface parking will remain, as will the BB&T building comprised of 2800 square feet and its related parking on the Outparcel.

Based on the mix of uses discussed above, we believe that the MIX Zoning District is the most appropriate to allow for the redevelopment of the Property in conformance with the Site Plan.

In support of our rezoning request we offer the following:

1. The proposed project is consistent with the City of Sandy Springs Comprehensive Plan (the "Comprehensive Plan"). The project falls within Node 8: Town Center.

   The objectives for this Node are to create a mix use and be designed to a human scale through building design and use of green and public spaces. The Project attempts to do this through a mix of multifamily, retail and open space uses.

   Another emphasis for the redevelopment of Node 8 is for development to incorporate the proposed grid pattern street extension, the small block patterns and to emphasize connectivity to existing City streets. The Project includes the extension of Boylston Drive connecting the project with the Regency Centers development to the south known as Sandy Springs Plaza.

   The Comprehensive Plan also suggests adding visual interest to the Town Center by emphasizing contiguous store frontages. The Project includes lower-level retail mixed with an existing out parcel and the Hudson Grille Restaurant.

2. Development densities recommended by the Comprehensive Plan for Node 8

include a maximum residential density of greater than 20 units to the acre; maximum commercial density greater than 25,000 ft.^{2} to the acre, largest single retail tenant 30,000 ft.^{2} or less, and 15% open space. The Project is consistent with these requirements.

3. The Project is also consistent with the Downtown Plan. Strategies outlined in the Downtown Plan include creating mixed-use neighborhoods designed for people, encouraging investment and creating places of community that serve all Sandy Springs. The Project brings together a mix of activities with a walkable street network. It continues the focus on the Roswell Road improvements and continues the private sector investment in that section of Roswell Road between Allen Road and Abernathy Road. The Project also incorporates the proposed extension of Boylston Road as recommend by the Downtown Plan.

Concurrent Variance Request

We are also requesting one concurrent variance. Article 12B.8 Section C.2b of the City's Zoning Ordinance requires that improvements of five (5) stories or more located within the City's Main Street Overlay District be set-back no more than forty (40') feet from the public right-of-way. We are requesting that this setback be increase to 125 feet along the frontage for the existing Hudson Grille Restaurant and to 240 feet for the proposed new retail/multi-family building to be constructed as shown on the Site Plan. This concurrent variance is necessary due to our approach to; (1) maintain the Hudson Grille Restaurant in its current location, (2) to avoid any modifications to the BB&T Outparcel over which we have no control, and (3) to respect an access easement which benefits the Walgreen's parcel located adjacent to and north of the Property. This easement encumbers that portion of the Property situated between the BB&T Outparcel and the common boundary line between the Property and the Walgreen's parcel.

In support of our variance request we offer the following:

1. If the variance requested is granted, the relief provided would be consistent with the general purpose and intent of the Main Street Overlay District.

   If the variance is approved, Quintus will be adding additional retail as the ground floor use for the new building to be constructed. For your information, proposed elevations for the Project are attached. The elevation for the proposed building identifies retail uses consistent with the Main Street Overlay District.

   Two existing buildings, the BB&T bank building and the Hudson Grille restaurant will be located in front of and closer to the right-of-way for Roswell

Road. These two improvements together contain approximately 16,500 square feet of retail use.

2. The application of Article 12B.8 Section C.2b of the Ordinance to the proposed redevelopment by Quintus would create an unnecessary hardship due to the location of existing structures and an access easement, none of which can be modified independently by Quintus.

   The increase in the front yard set yard is necessary due to the current BB&T Bank ground lease and the Hudson Grille restaurant building lease. The BB&T Bank parcel is not controlled by Quintus and is situated between the Roswell Road right-of-way and the Property. The Hudson Grille building and associated parking cannot be relocated at this time due to the tenant's long term lease rights.

   When the Walgreen Parcel located north of and adjacent to the property was rezoned, the City required inter-parcel access between these properties. Currently there is a 100 foot wide access easement which encumbers the northern most portion of the Property. This easement runs the full width of the area between the common property line between Walgreens Property and the BB&T ground lease parcel northern boundary line.

   The Property has 463.3 feet of frontage along Roswell Road. Of that length, 160.3 feet is subject to the BB&T parcel ground lease, approximately 110 feet is subject to the Hudson Grille restaurant lease, and 100 feet is encumbered by the access easement for the benefit of the Walgreens. Only 90 feet of the Property frontage is controlled by Quintus. As such, Quintus is unable to locate its proposed structures within 40 feet for the right-of-way for Roswell Road due to restrictions that the Property will be subject to at the time of Quintus' acquisition.

3. The variance requested does not go beyond the minimum necessary for relief and if approved would not be detrimental to the public.

   Per the Site Plan, the building to be constructed by Quintus will be situated as close to the Roswell Road right-of-way as practicable while allowing for the development obstructions referenced above.

   All other requirements of the Main Street Overlay District related to landscaping, pedestrian access, inter-parcel access, etc. will be satisfied.

No vertical improvements are proposed to be constructed along the rear of the Property in the areas that are currently zoned either R-3 or R-4.

Use Permit Request

We are also requesting one Use Permit. Article 8 Section 2.3A of the City's Zoning Ordinance limits building height in the MIX Zoning District to no higher than sixty (60) feet without the approval of a use permit. The proposed building height for the elevation for the building facade that is parallel to, and closes to Roswell Road is approximately seventy (70) feet. This façade is shown on the attached elevations for the Project.

In support of our use permit request we offer the following:

The proposed increase in height is consistent with the Comprehensive Plan and the Downtown Plan which suggest buildings of six stories in height for Node 8, the Town Center area.

The use of the proposed building for multifamily and retail uses is consistent with land uses and zoning districts in the vicinity of the Property.

The proposed use will not violate any federal, state or local ordinances, rules or regulations and will have no impact on vehicular or pedestrian travel along Roswell Road.

Acceptance of Application

As you are aware, this Application is being submitted after the application deadline for September of September 2nd. Based on a pre-application review with the City we had filed for a variance to allow for our proposed building to exceed the front yard setback established by the City's Main Street Overlay District. At that time, multi-family was an approved use in the C-1 Zoning District. Subsequent to the City's acceptance of our variance application, and after the September filing deadline, the City Council approved an amendment to the City's Zoning Ordinance that deleted multi-family as an approved use in the C-1 Zoning District. Upon receipt of a letter from the City advising that our variance application would be administratively withdrawn, we advised the City that we would pursue a rezoning for the Property to address the proposed multi-family use as shown on our Site Plan.

Section 28.2.1.FILING DEADLINES of the City's Zoning Ordinance provides; "A land use petition, complete in all particulars, shall be submitted in accordance with the advertised filing deadlines. The Director may extend the filing deadline by two (2) days or more, when deemed necessary by the Director, with a letter of explanation from the petitioner justifying the

delay of submittal. An incomplete land use petition will not be accepted."

Based on the recent City Council action and the administrative withdrawal of our variance application, we are requesting that the Director extend the filing deadline for the Application.

Conclusion

We ask for your support for the Application. It is our opinion that the rezoning, concurrent variance and use permit requested are consistent with the provisions of the City of Sandy Spring's Comprehensive Plan, The City Center Master Plan, the Zoning Ordinance and the requirements of the City's Main Street Overlay District. Further, we believe that the project we are proposing will allow for the redevelopment of an under-utilized commercial property, prompt more pedestrian activity in the area, will be an improvement to the aesthetics of the Property and will facilitate the continued revitalization of the area in a manner contemplated by the City's Downtown Redevelopment Plan.

Sincerely;

Quintus Development

6337 ROSWELL ROAD

SANDY SPRINGS, GEORGIA
PRICING SET

RECEIVED
SEP 25 2014
City of Sandy Springs
Community Development

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

QUINTUS CORPORATION

COVER SHEET

SHEET
A-0.0

gary b. coursey & associates · architects · inc · aia

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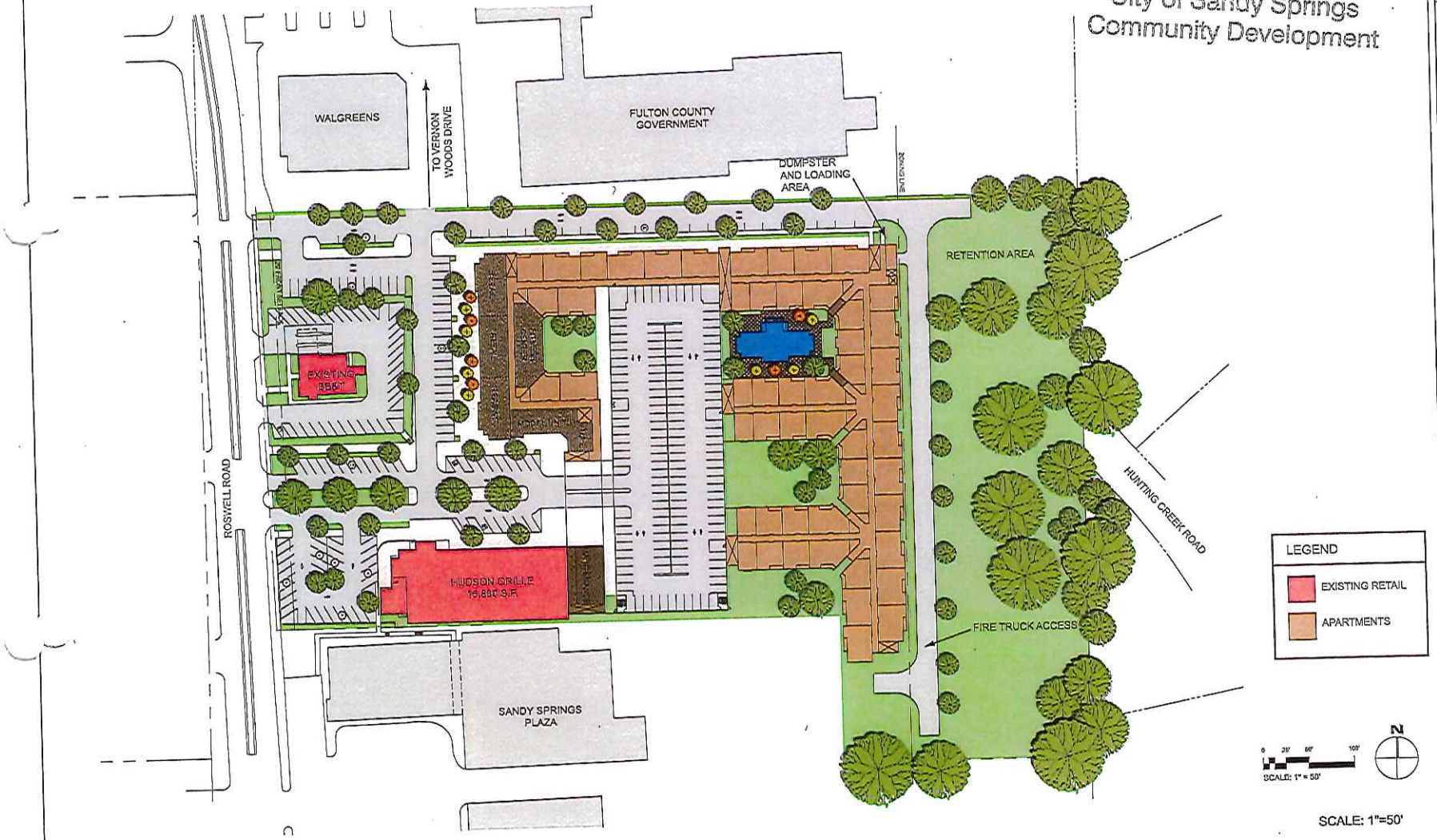
SEP 25 2014

City of Sandy Springs
Community Development



SCALE: 1"=50'

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

SITE PLAN

SHEET
A-0.2

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City of Sandy Springs
Community Development

SHEET A-0.3

AERIAL VIEW

6337 ROSWELL ROAD

SANDY SPRINGS, GEORGIA

QUINTUS CORPORATION

date: AUGUST 4, 2014
commission #: 2012-29
drawn by: N. ASKEY
checked by: G. COURSEY

ISSUE	DESCRIPTION	DATE	ISSUE	DESCRIPTION	DATE
	PRICING SET	2014-08-08			

gcb gary b. coursey & associates · architects · inc · aia
architecture
interior design
planning
3621 ridge ridge se, suite 4440
atlanta, georgia 30339
770.432.2727
770.432.2773 fax
www.courseyarchitects.com
2118 wilshire boulevard, suite 1118
santa monica, california 90403
310.453.5433
coursey.chris@aol.com
www.courseyarchitects.com
gcb

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SEP 2 5 2014
City of Sandy Springs
Community Development

1 A-3.0 ELEVATION FRONT
SCALE N.T.S.

NOTE: ARTIST REPRESENTATION ONLY, MAY NOT REPRESENT ACTUAL BUILT CONDITIONS.

2 A-3.0 ELEVATION LEFT SIDE
SCALE N.T.S.

ISSUE	DESCRIPTION	DATE
	PRELIM SET	2014-08-08

DATE: AUGUST 4, 2014
COORDINATED BY: JBS-GB
DRAWN BY: K. CARTER
CHECKED BY: K. CARTER
E. GOODSON

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

QUINTUS CORPORATION

RENDERED ELEVATIONS

SHEET A-3.0

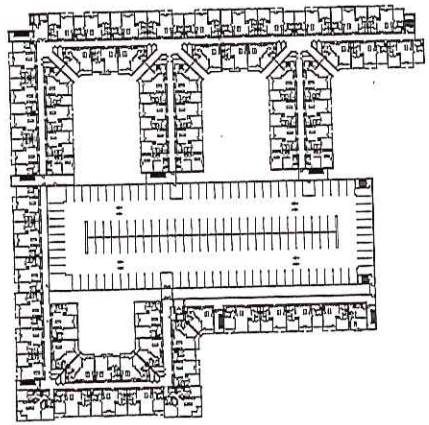
gary b. coursey & associates · architects · inc · aia
2115 sheffield parkway, suite 115
smyrna, georgia 30080
770.435.5633
770.432.7776 fax
www.coursey-associates.com
gcaa
architecture
field set design
planning

1 A-3.1 ELEVATION FRONT

SCALE: 1/16" = 1'-0"

2 A-3.1 ELEVATION LEFT SIDE

SCALE: 1/16" = 1'-0"



RECEIVED

SEP 25 2014

City of Sandy Springs
Community Development

SYM	DESCRIPTION	DATE
	PERMIT SET	2014-08-04

SYM	DATE	DESCRIPTION

DATE: AUGUST 4, 2014
DESIGNED BY: G. COURSEY
DRAWN BY: K. KEELY
CHECKED BY: G. COURSEY

QUINTUS CORPORATION

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

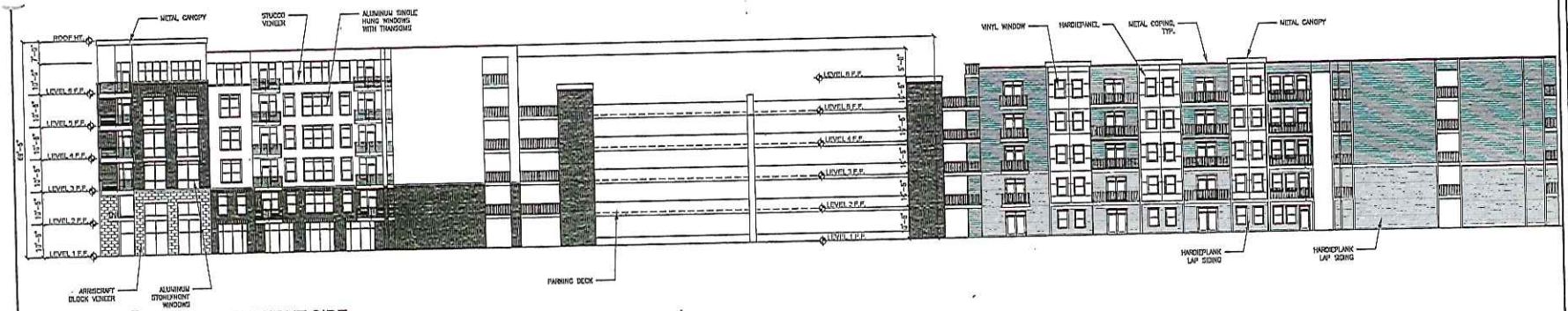
ELEVATION

SHEET
A-3.1

gcaa
gary b. coursey & associates · architects · inc · aia
2014 Hilltop Avenue, Suite 1115
San Diego, California 92103
619.231.0323
619.231.0323 fax
gcaa@cox.net
www.coursey-associates.com
2014 Hilltop Avenue, Suite 1115
San Diego, California 92103
619.231.0323
619.231.0323 fax
gcaa@cox.net
www.coursey-associates.com
architecture
interior design
planning

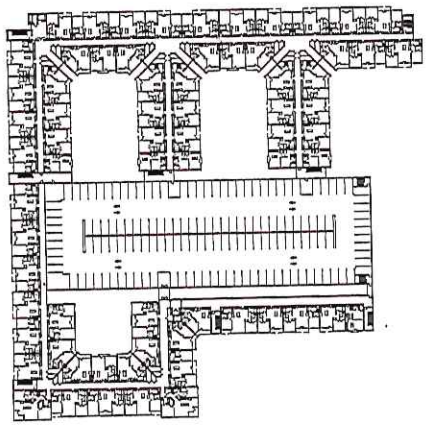
1 A-3.2 ELEVATION REAR

SCALE: 1/16" = 1'-0"



2 A-3.2 ELEVATION RIGHT SIDE

SCALE: 1/16" = 1'-0"



RECEIVED

SEP 25 2014

City of Sandy Springs
Community Development

DATE	DESCRIPTION

DATE	DESCRIPTION
2014-09-24	PRICING SET

DATE: AUGUST 4, 2014
COORDINATED BY: JCB
DRAWN BY: M. DOLBY
CHECKED BY: E. COOMBS

QUINTUS CORPORATION

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

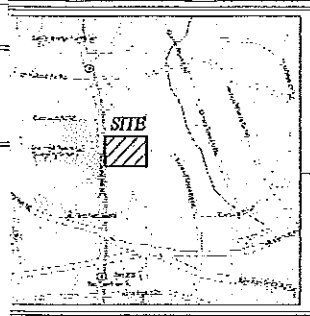
ELEVATION

SHEET
A-3.2

gary b. coursey & associates · architects · inc · aia
JCB
2014 ellis boulevard, suite 1115
south pasadena, california 91030
213 681 0370
fax 213 681 0371
www.coursey-architects.com

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.



OCATION MAP
N.T.S.

A
IG: C-1, R-3, & R-4
ING: MIX

E: 10.85 (472,472 S.F.)
EAGE: 8.39
EA: 391,997 S.F. (83% OF SITE)
31,816 S.F. (6.7% OF SITE)
53,945 S.F. (11.5% OF SITE)
Y, GA
72, 88; 17th DISTRICT
008800080043

DATA
RE FOOTAGE:
= 185,651 SF
= 163,222 SF
= 115,660 SF
A:
= 31,817 S.F. (7% OF SITE)
= 33,018 S.F. (7.5% OF SITE)
= 23,132 S.F. (5% OF SITE)
NT LIVING: 329 UNITS

DATA
ING:
NT:
PACES PER 1,000 S.F.
0 S.F. / 1,000 S.F. * 10 SPACES
0 SPACES

ACES PER 1,000 S.F.
S.F. / 1,000 S.F. * 5 SPACES
SPACES
L:
BEDROOM: 1.4 SPACES PER UNIT
UNITS * 1.4 SPACES = 239 SPACES
BEDROOM: 2.0 SPACES PER UNIT
UNITS * 2.0 SPACES = 316 SPACES

REQUIRED = 727 SPACES

DED
PARKING = 103 SPACES
DECK PARKING = 718 SPACES
HANDICAP SPACES
N H/C SPACES

SPACES PROVIDED = 821 SPACES

WNER/DEVELOPER
QUINTUS DEVELOPMENT LP
827 POWERS FERRY ROAD, SE
BUILDING 2, SUITE 200
ATLANTA, GEORGIA 30339
(770) 951-2279

GINEER
EVIN EDWARDS
BERLY & ASSOCIATES, INC.
852 CENTURY PLACE,
SUITE 202
ATLANTA, GEORGIA 30345
(770) 452-7849

HOUR CONTACT
CONTACT: KELLY KEAPPLER
NUMBER: (770) 951-2279

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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EBERLY & ASSOCIATES
TEL770.452.7849 FAX770.452.0686
1852 CENTURY PLACE, SUITE 202
ATLANTA, GEORGIA 30345
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

Received
SEP 10 2014
City of Sandy Springs
Community Development
Department

PROJECT:
MARSHAL'S PLAZA
PROJECT NAME 2
LAND LOT 71, 72, & 88
17th DISTRICT
CITY OF SANDY SRPINGS
6337 ROSWELL ROAD

REVISIONS:

REZONING SITE PLAN

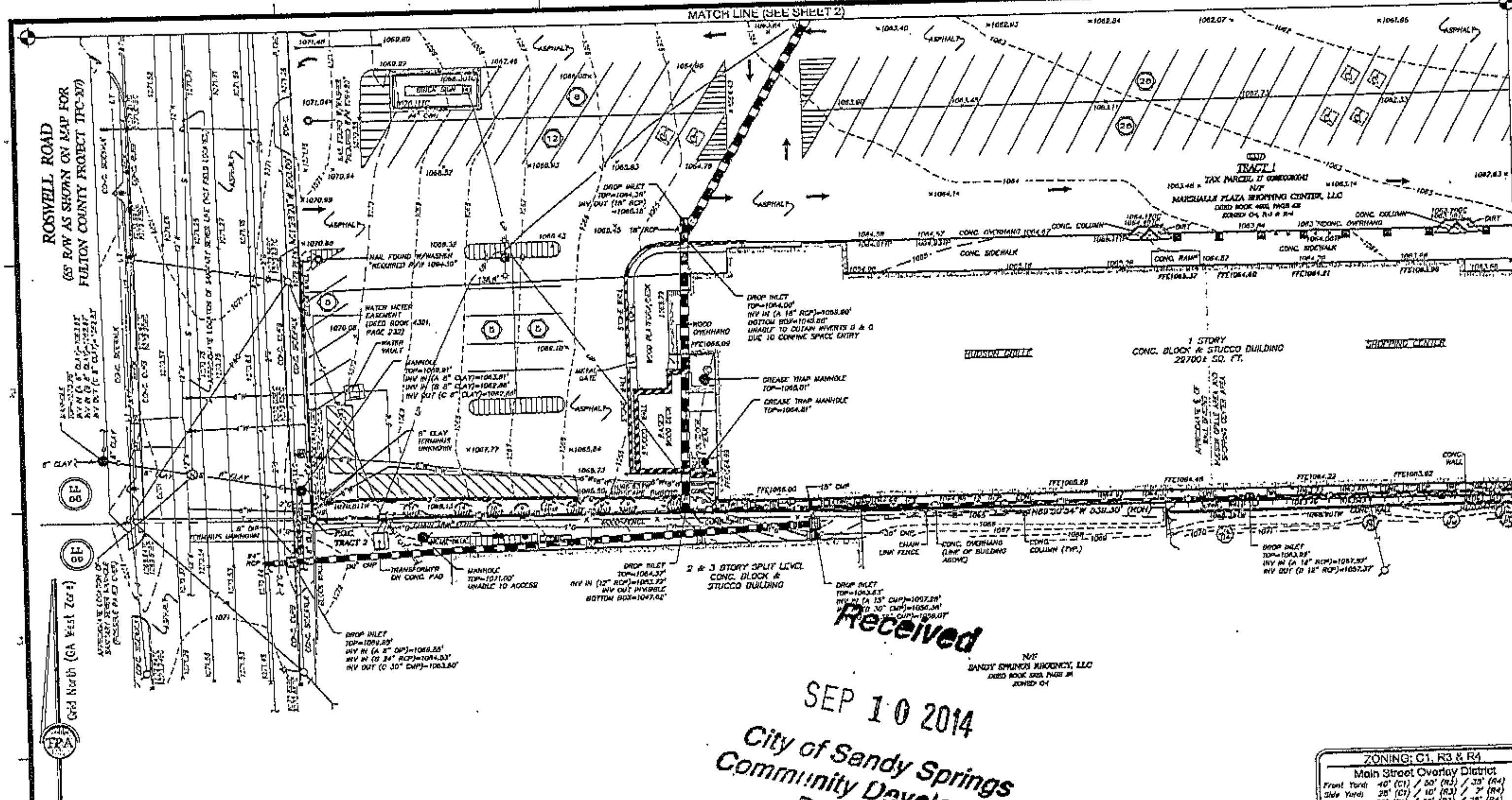
SCALE:	1" = 40'
DATE:	05/08/14
DRAWN BY:	SRP
PROJECT MANAGER:	JP
QA/QC CHECK:	

PROJECT NO.
14-007

Z1.0

2013, EBERLY & ASSOCIATES, INC.

\PROJECTS\2014\14-007 Marshall's Plaza Multifamily\Drawing\14-007 BASE.dwg September 09, 2014



Received
SEP 10 2014
City of Sandy Springs
Community Development
Department

LEGAL DESCRIPTION - Tract 1

All that tract or parcel of land lying and being in Land Lot 88 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

Commencing at a nail set at the intersection of the line common to Land Lots 88 and 89 and the eastern right of way of Roswell Road (65 feet right of way at this point); thence proceeding along said right of way of Roswell Road North 01 degrees 28 minutes 23 seconds West a distance of 200.01 feet to a nail found, said point being the True Point of Beginning; from the True Point of Beginning, as thus established, continuing along said right of way of Roswell Road North 00 degrees 53 minutes 12 seconds West a distance of 163.30 feet to a nail set; thence leaving said right of way of Roswell Road and proceeding South 89 degrees 50 minutes 48 seconds East a distance of 250.00 feet to a nail found; thence proceeding South 01 degrees 00 minutes 38 seconds East a distance of 162.99 feet to a nail found; thence proceeding North 89 degrees 55 minutes 11 seconds West a distance of 250.38 feet to the True Point of Beginning.

LEGAL DESCRIPTION - Tract 1

All that tract or parcel of land lying and being in Land Lots 71, 72 and 88 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

Beginning at a nail found at the corner common to Land Lots 71, 72, 88 and 89; thence proceeding along the southern line of Land Lot 88 North 89 degrees 50 minutes 54 seconds West a distance of 539.30 feet to a nail set on the eastern right of way of Roswell Road (65 feet right of way at this point); thence proceeding along said right of way of Roswell Road North 01 degrees 28 minutes 23 seconds West a distance of 200.00 feet to a nail found; thence leaving said right of way of Roswell Road and proceeding South 89 degrees 55 minutes 11 seconds East a distance of 250.38 feet to a nail found; thence proceeding North 01 degrees 00 minutes 38 seconds West a distance of 162.99 feet to a nail found; thence proceeding North 89 degrees 50 minutes 48 seconds West a distance of 250.00 feet to a nail set on the eastern right of way of Roswell Road (65 feet right of way at this point); thence proceeding along said right of way of Roswell Road North 00 degrees 57 minutes 03 seconds West a distance of 100.00 feet to a nail set; thence leaving said right of way of Roswell Road and proceeding South 89 degrees 59 minutes 07 seconds East a distance of 294.20 feet to a 1/2" rebar found; thence proceeding South 89 degrees 31 minutes 07 seconds East a distance of 418.00 feet to a 1/2" rebar found; thence proceeding South 89 degrees 31 minutes 07 seconds East a distance of 191.00 feet to a 1/2" rebar found; thence proceeding South 89 degrees 31 minutes 07 seconds East a distance of 4.59 feet to a 1/2" open top pipe found; thence proceeding South 00 degrees 01 minutes 08 seconds East a distance of 100.43 feet to a 1/2" rebar found; thence proceeding South 01 degrees 47 minutes 02 seconds West a distance of 107.07 feet to a 1/2" rebar found on the southwestern right of way of Hunting Creek Road (50 feet right of way as recorded in Plat Book 57, Page 47); thence proceeding South 00 degrees 44 minutes 12 seconds East a distance of 291.78 feet to a 1/2" rebar found; thence proceeding South 00 degrees 19 minutes 07 seconds East a distance of 38.88 feet to a 1/2" rebar found; thence proceeding North 89 degrees 59 minutes 14 seconds West a distance of 4.33 feet to a point; thence proceeding North 89 degrees 35 minutes 19 seconds West a distance of 188.00 feet to a 1/2" rebar found; thence proceeding North 89 degrees 38 minutes 19 seconds West a distance of 140.00 feet to a 5/8" rebar found; thence proceeding North 07 degrees 30 minutes 18 seconds West a distance of 187.54 feet to the Point of Beginning.

LEGAL DESCRIPTION - Total Tract

All that tract or parcel of land lying and being in Land Lots 71, 72 and 88 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

Beginning at a nail found at the corner common to Land Lots 71, 72, 88 and 89; thence proceeding along the southern line of Land Lot 88 North 89 degrees 50 minutes 54 seconds West a distance of 539.30 feet to a nail set on the eastern right of way of Roswell Road (65 feet right of way at this point); thence proceeding along said right of way of Roswell Road the following courses and distances: North 01 degrees 28 minutes 23 seconds West a distance of 200.00 feet to a nail found, North 00 degrees 53 minutes 12 seconds West a distance of 163.30 feet to a nail set and North 00 degrees 57 minutes 03 seconds West a distance of 100.00 feet to a nail set; thence leaving said right of way of Roswell Road and proceeding South 89 degrees 59 minutes 07 seconds East a distance of 294.20 feet to a 1/2" rebar found; thence proceeding South 89 degrees 31 minutes 07 seconds East a distance of 418.00 feet to a 1/2" rebar found; thence proceeding South 89 degrees 31 minutes 07 seconds East a distance of 191.00 feet to a 1/2" rebar found; thence proceeding South 89 degrees 31 minutes 07 seconds East a distance of 4.59 feet to a 1/2" open top pipe found; thence proceeding South 00 degrees 01 minutes 08 seconds East a distance of 100.43 feet to a 1/2" rebar found; thence proceeding South 01 degrees 47 minutes 02 seconds West a distance of 107.07 feet to a 1/2" rebar found on the southwestern right of way of Hunting Creek Road (50 feet right of way as recorded in Plat Book 57, Page 47); thence proceeding South 00 degrees 44 minutes 12 seconds East a distance of 291.78 feet to a 1/2" rebar found; thence proceeding South 00 degrees 19 minutes 07 seconds East a distance of 38.88 feet to a 1/2" rebar found; thence proceeding North 89 degrees 59 minutes 14 seconds West a distance of 4.33 feet to a point; thence proceeding North 89 degrees 35 minutes 19 seconds West a distance of 188.00 feet to a 1/2" rebar found; thence proceeding North 89 degrees 38 minutes 19 seconds West a distance of 140.00 feet to a 5/8" rebar found; thence proceeding North 07 degrees 30 minutes 18 seconds West a distance of 187.54 feet to the Point of Beginning.

LEGEND

- LAND LOT IDENTIFICATION
- SUBDIVISION LOT NUMBER
- PARKING SPACE NUMBER
- HANDICAP PARKING SPACE
- STREET ADDRESS
- IRON PIN FOUND (AS NOTED)
- PROPERTY CORNER
- BOLLARD
- COLUMN
- DOWN SPOUT
- SECURITY CAMERA
- SIGN
- TEMPORARY BENCHMARK
- LAMP POST
- POWER POLE W/LIGHT
- LIGHT STAND
- AC UNIT
- ELECTRIC BOX
- ELECTRIC METER
- GUY WIRE
- POWER POLE
- TRAFFIC SIGNAL BOX
- LANDSCAPE LIGHT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- DROP INLET
- [...]TION BOX
- TELEPHONE MANHOLE
- GAS METER
- GAS VALVE
- POST INDICATOR VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER VALVE
- MISC. UTILITY STRUCTURE
- APPROX. UTILITY STRUCTURE
- CONIFEROUS TREE
- DECIDUOUS TREE
- CH CHERRY TREE
- MM MIMOSA TREE
- MN MAGNOLIA TREE
- MP MAPLE TREE
- OA OAK TREE
- CO PINE TREE
- PO POPLAR TREE
- PS PERSIMMON TREE
- SG SWEET GUM TREE
- SM SYCAMORE TREE
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- T.B.M. TEMPORARY BENCHMARK
- IPS 1/2" REBAR SET W/ YELLOW CAP CGA 613
- NS NAIL SET W/WASHER CGA 613
- FFE FINISHED FLOOR ELEVATION
- C&G CURB AND GUTTER
- CONC. CONCRETE
- ℄ CENTER LINE
- INV INVERT
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- —X— FENCE LINE
- —S— SANITARY SEWER LINE
- STORM SEWER LINE
- x1064.60 SPOT ELEVATION
- CONTOUR ELEVATION
- —P— OVERHEAD POWER LINE
- —T— OVERHEAD TELEPHONE LINE
- —C— OVERHEAD CABLE TELEVISION LINE
- —G— APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
- —UT— APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- —W— APPROXIMATE LOCATION OF UNDERGROUND WATER LINE

ZONING: C1, R3 & R4

Main Street Overlay District

Front Yard: 40' (C1) / 50' (R3) / 35' (R4)
Side Yard: 25' (C1) / 10' (R3) / 7' (R4)
Rear Yard: 20' (C1) / 30' (R3) / 25' (R4)

This information is reported from public information obtained from City of Sandy Springs records. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

PARKING SUMMARY:

	Tract 1	Tract 2	Total
Regular Spaces:	382	64	446
Handicap Spaces:	12	1	13
Total Spaces:	394	65	459

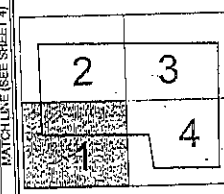
REFERENCE PLATS:

1. Boundary survey for Nolan D. Mimms, Southern Farm Bureau Life Insurance Company and Chicago Title Insurance Company prepared by Travis Pruitt & Associates, P.C., dated July 24, 1997, referenced in Limited Warranty Deed recorded in Deed Book 40102, Page 626. (FN:137-D-198)
2. ALTA/ACSM Land Title Survey for Marshalls Plaza Shopping Center, LLC, Bank of North Georgia and Chicago Title Insurance Company prepared by Travis Pruitt & Associates, Inc., dated December 12, 2007. (FN:207-C-002)

UTILITY STATEMENT:

1. Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
2. Underground utility research, field markings, size and character of material has been provided by UtilitySurvey, LLC. on December 16, 2013.

LOCATION MAP
not to scale



SHEET KEY MAP
not to scale

SITE ADDRESS:

6337 and 6343 Roswell Road
Sandy Springs, Georgia 30342

AREA SUMMARY:

Tract 1 = 9.94 acres or 432,958 square feet
Tract 2 = 0.94 acres or 40,812 square feet
Total = 10.88 acres or 473,788 square feet

NOTES:

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. The survey shown hereon was prepared without benefit of any abstract of title; therefore, Wayne A. Powers and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
3. This survey is a retracement survey of existing tracts. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.
4. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).

Flood Hazard Note:

5. By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 13121C0142F, map revised September 18, 2013.

CERTIFICATION:

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 11,885 feet, and an angular error of 5" per angle point, and was adjusted using the least squares method. Angular and linear measurements were made using a Trimble 5603 Robotic Total Station. A portion of this survey was performed using Trimble R8 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 173,889 feet.

1-6-14
Date

Wayne A. Powers
Georgia Reg. Land Surveyor No. 2891
For the Firm Travis Pruitt & Associates, Inc.

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of the Surveyor.

REVISIONS

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone (770) 416-7511
Fax (770) 416-6759
www.travispruitt.com
COA Authorization Number 613

Georgia Registered Land Surveyor No. 2891 Wayne A. Powers
1-6-14

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY FOR
Marshalls Plaza

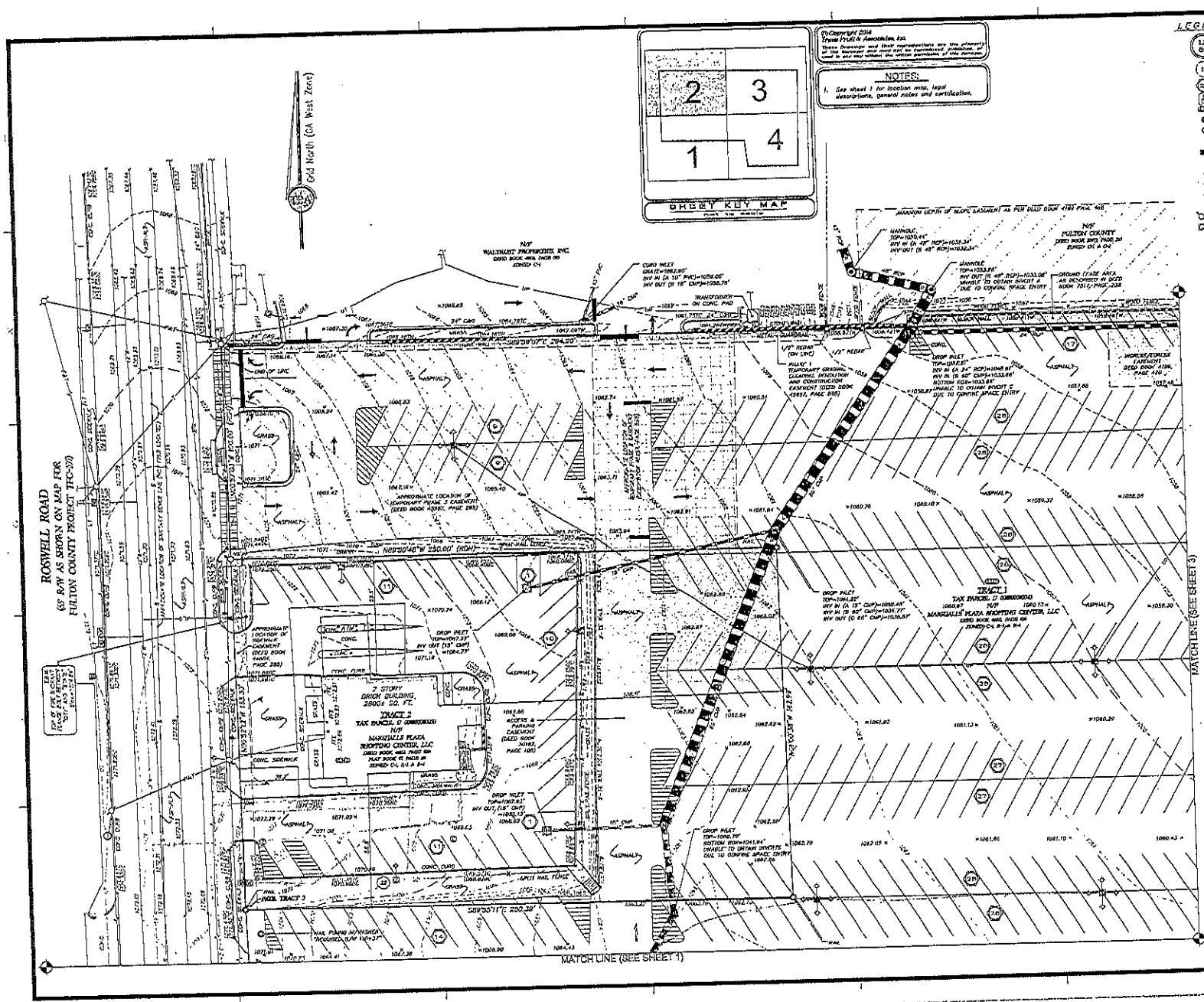
AUTHORIZED BY: Quinlan Development
LAND LOTS 71, 72 & 88 - 17th DISTRICT - CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

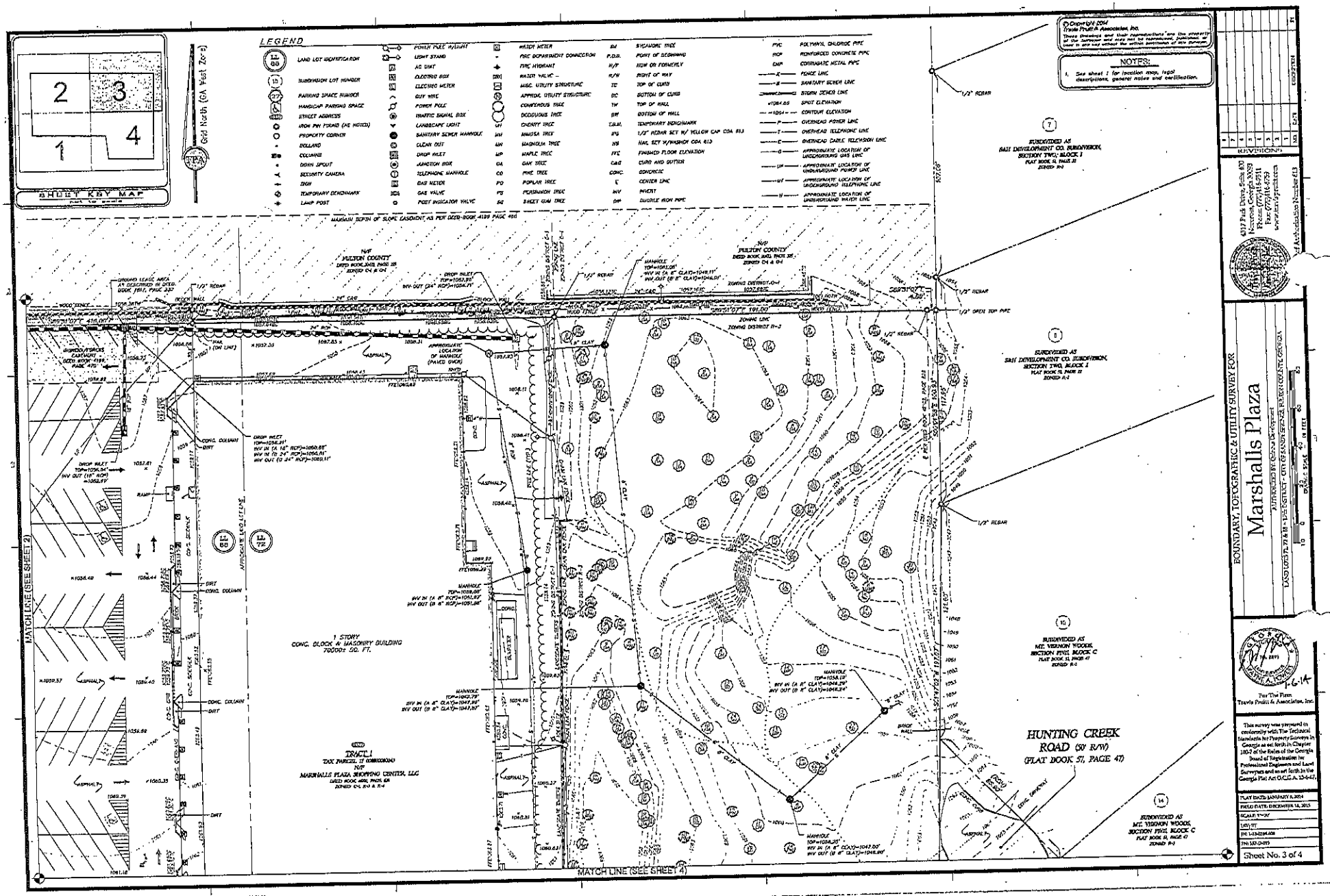
GRAPHIC SCALE 0 10 20 40 (IN FEET)

PLAT DATE: JANUARY 6, 2014
FIELD DATE: DECEMBER 18, 2013
SCALE: 1"=30'
DWN BY:
JN: 1-43-4049.100
FN: 157-D-093

Sheet No. 1 of 4

D:\Civil 3D Projects\130309.600\Survey\Dwg\130369.600BT.dwg, 24x36 Sheet 1, alex, Jan 06, 2014 - 11:28:41am


ROSWELL ROAD
(55' R/W AS SHOWN ON MAP FOR
FULTON COUNTY PROJECT TRC-370)
Grid North (GA West Zone)
SHEET KEY MAP
NOTES:
1. See sheet 1 for location map, legal descriptions, general notes and certification.
N/F WALKNUT PROPERTIES, INC.
N/F FULTON COUNTY
TRACT 1
TAX PARCEL II
MARSHALLS PLAZA SHOPPING CENTER, LLC
TRACT 2
TAX PARCEL II
MARSHALLS PLAZA SHOPPING CENTER, LLC
2 STORY BRICK BUILDING 2800± SQ. FT.
MATCH LINE (SEE SHEET 3)
MATCH LINE (SEE SHEET 1)
LEGEND
LAND LOT IDENTIFICATION
SUBDIVISION LOT NUMBER
PARKING SPACE NUMBER
HANDICAP PARKING SPACE
STREET ADDRESS
IRON PIN FOUND (AS NOTED)
PROPERTY CORNER
BOLLARD
COLUMNS
DOWN SPOUT
SECURITY CAMERA
BMK
TEMPORARY BENCHMARK
LAMP POST
POWER POLE W/LIGHT
LIGHT STAND
AC UNIT
ELECTRIC BOX
ELECTRIC METER
GUY WIRE
POWER POLE
TRAFFIC SIGNAL BOX
LANDSCAPE LIGHT
SANITARY SEWER MANHOLE
CLEAN OUT
DROP INLET
JUNCTION BOX
TELEPHONE MANHOLE
GAS METER
GAS VALVE
POST INDICATOR VALVE
WATER METER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
WATER VALVE
MISC. UTILITY SUNDRIES
APPROX. UTILITY STRUCTURE
CONIFEROUS TREE
DECIDUOUS TREE
CHERRY TREE
HOLLY TREE
MAGNOLIA TREE
MAPLE TREE
OAK TREE
PINE TREE
POPLAR TREE
PERSIMMON TREE
SWEET GUM TREE
SYCAMORE TREE
POINT OF BEGINNING
NOW OR FORMERLY
RIGHT OF WAY
TOP OF CURB
BOTTOM OF CURB
TOP OF WALL
BOTTOM OF WALL
TEMPORARY BENCHMARK
1/2" INCH SET W/ YELLOW CAP CGA 613
NAIL SET W/WASHER CGA 613
FINISHED FLOOR ELEVATION
CURB AND GUTTER
CONCRETE
CENTER LINE
INVERT
DUCTILE IRON PIPE
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
CORRUGATE METAL PIPE
FENCE LINE
SANITARY SEWER LINE
STORM SEWER LINE
SPOT ELEVATION
CONTOUR ELEVATION
OVERHEAD POWER LINE
OVERHEAD TELEPHONE LINE
OVERHEAD CABLE TELEVISION LINE
APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
REVISIONS
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY FOR
Marshalls Plaza
LAND LOTS 71, 72 & 81 - 12th DISTRICT - CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA
For The Firm
Travis Pruitt & Associates, Inc.
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.
PLAT DATE: JANUARY 6, 2014
FIELD DATE: DECEMBER 18, 2013
SCALE: 1"=20'
LNW: 87
FN: 130-0-093
Sheet No. 2 of 4



REVISIONS	
1	1/2/14
2	1/3/14
3	1/6/14
4	1/7/14
5	1/8/14
6	1/9/14
7	1/10/14
8	1/13/14
9	1/14/14

6317 Park Drive, Suite 100
Norcross, Georgia 30091
Phone: (770) 818-9211
Fax: (770) 818-6773
www.travispruitt.com

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY FOR

Marshalls Plaza

SUBMITTED BY: Schoen Development

LAND LOTS 70, 71 & 88 - 12th DISTRICT - CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: JANUARY 8, 2014
FIELD DATE: DECEMBER 18, 2013
SCALE: 1"=20'
LEVEL: III
JN: 13-12294.006
JN: 13-12-0493

Sheet No. 3 of 4

O:\Civil 3D Projects\13294\006\Survey\Dwg\13294.006B.dwg, 24x36 Sheet 3, sim, Jan 06, 2014 - 11:29:38am

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 1)

TRACT 1
TAX PARCEL II
N/F
MARSHALLS PLAZA SHOPPING CENTER, LLC
DEED BOOK 4401, PAGE 68
ZONED C-2, M-1 & R-4

1 STORY
CONC. BLOCK & MASONRY BUILDING
70000± SQ. FT.

N/F
SANDY SPRINGS RESIDENCY, LLC
DEED BOOK 5361, PAGE 36
ZONED O-I

HUNTING CREEK ROAD
(64' R/W)
(PLAT BOOK 5, PAGE 40)

SUBDIVIDED AS
MT. VERNON WOODS,
SECTION FIVE, BLOCK C
PLAT BOOK 5, PAGE 40
ZONED R-3

SUBDIVIDED AS
MOUNT VERNON TOWERS, A CONDOMINIUM
PLAT BOOK 9, PAGE 34
ZONED R-4

Grid North (GA West Zone)

NOTES:

1. See sheet 1 for location map, legend, general notes and certification.

SHEET KEY MAP

LEGEND

LL 86	LAND LOT IDENTIFICATION		SECURITY CAMERA		LANDSCAPE LIGHT		WATER VALVE	PS	PERSIMMON TREE	HS	NAIL SET W/WASHER CGA 813
15	SUBDIVISION LOT NUMBER		SIGN		SANITARY SEWER MANHOLE		MISC. UTILITY STRUCTURE	SG	SWEET GUM TREE	FFE	FINISHED FLOOR ELEVATION
27	PARKING SPACE NUMBER		TEMPORARY BENCHMARK		CLEAN OUT		APPROX. UTILITY STRUCTURE	SM	SYCAMORE TREE	C&G	CURB AND GUTTER
	HANDICAP PARKING SPACE		LAMP POST		DROP INLET		CONIFEROUS TREE	P.O.B.	POINT OF BEGINNING	CONC.	CONCRETE
6120	STREET ADDRESS		POWER POLE W/LIGHT		JUNCTION BOX		DECIDUOUS TREE	N/F	NOW OR FORMERLY	℄	CENTER LINE
	IRON PIN FOUND (AS NOTED)		LIGHT STAND		TELEPHONE MANHOLE	OH	OHDRY TREE	R/W	RIGHT OF WAY	INV	INVERT
	PROPERTY CORNER		AC UNIT		GAS METER	MN	MAGNOLIA TREE	TC	TOP OF CURB	DIP	DUCTILE IRON PIPE
	BOLLARD		ELECTRIC BOX		GAS VALVE	MN	MAGNOLIA TREE	BC	BOTTOM OF CURB	PVC	POLYVINYL CHLORIDE PIPE
1040	COLUMNS		ELECTRIC METER		POST INDICATOR VALVE	MP	MAPLE TREE	TW	TOP OF WALL	RCP	REINFORCED CONCRETE PIPE
	DOWN SPOUT		GUY WIRE		WATER METER	OA	OAK TREE	BW	BOTTOM OF WALL	CMP	CORRUGATE METAL PIPE
			POWER POLE		FIRE DEPARTMENT CONNECTION	CO	PINE TREE	T.B.M.	TEMPORARY BENCHMARK	—X—	FENCE LINE
			TRAFFIC SIGNAL BOX		FIRE HYDRANT	PO	POPLAR TREE	IPS	1/2" REBAR SET	—S—	SANITARY SEWER LINE

			STORM SEWER LINE
+1064.60	SPOT ELEVATION		
1064	CONTOUR ELEVATION		
—P—	OVERHEAD POWER LINE		
—T—	OVERHEAD TELEPHONE LINE		
—TV—	OVERHEAD CABLE TELEVISION LINE		
—G—	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE		
—UP—	APPROXIMATE LOCATION OF UNDERGROUND POWER LINE		
—UT—	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE		
—W—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE		

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REVISIONS	
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4317 Park Drive, Suite 100
Norcross, Georgia 30092
Phone: (770)455-7311
Fax: (770)416-6759
www.travispruitt.com
LSF-A and Certificate No. 1-1-1 053

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY FOR

Marshalls Plaza

ADDRESSED FROM 6400-6420 HUNTING CREEK ROAD
LAND LOTS 71 & 72 • 17th DISTRICT • CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

PAPER SCALE 1" = 20 FEET

1-6-14

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors, and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: JANUARY 4, 2014	
FIELD DATE: DECEMBER 18, 2013	
SCALE: 1"=20'	
LIV: FT	
TN: 1-13-2014-0.00	
FN: 1013-2-003	

Sheet No. 4 of 4

D:\Civil 3D Projects\13049.400\Survey\Dwg\13049.400ST.dwg, 24x36 Sheet 4, size, Jan 06, 2014 - 11:30:00am

MOUNT VERNON WOODS COMMUNITY ASSOCIATION

October 30, 2014

City of Sandy Springs
Department of Community Development
7840 Roswell Rd., Building 500
Sandy Springs, Georgia 30350
Attn: Patrice Dickerson, Assistant Director

Re: Mount Vernon Woods Community Association's Position Concerning Community Developer Resolution, Rezoning Petition No. 201403227

VIA HAND DELIVERY

Dear Sir or Madam:

The Mount Vernon Woods Community Association (the "Association") writes to advise concerning the status of negotiations with the potential developer, Quintus Development (the "Developer") of the Marshall's Plaza property located at 6337 Roswell Rd, Land Lot 88, District 17 (the "Project") identified in the above-referenced petition. The Association welcomes appropriate development of the property that is consistent with the Sandy Springs Comprehensive Plan (the "Plan"). To that end, the Association has worked together in good faith with the Developer to resolve as much as possible concerning the Project. Despite these good faith efforts, several material issues with the Project remain outstanding and unresolved.

I. THE ASSOCIATION'S REMAINING CONCERNS INCLUDE THE PROJECT'S PROPOSED DENSITY OF 50% MORE THAN THE MAXIMUM PERMITTED BY THE PLAN, STRUCTURES OVERLOOKING THE COMMUNITY, AND SUBSTANTIAL INCREASED TRAFFIC

- The Project's three hundred twenty nine (329) proposed apartment units per acre represents more than a fifty percent (50%) increase in the maximum permitted density of units per acre for properties designated LWC as identified in Table 1.5 of the Plan. To date, Developer has not indicated it will compromise on this requested density.

- Traffic at the location of the Project is admittedly "terrible." Association members deal with this unpleasant reality every day. The Project will increase commuter traffic substantially considering the density requested, as well as the Project's seven hundred eighteen (718) car parking garage. The Association is not aware of any plan to mitigate the significant traffic impact of the Project.

- The eastern portion of the Project will directly overlook the homes of members of the Mount Vernon Woods Community and the appearance of the backside of the Project is still a concern.

- In its request for a variance from the setback requirements of the Code, the Developer has not identified a true legal hardship.

- The Developer and Association are still negotiating specifics concerning placement of a fence between the buffer and green space on the eastern side of the Project.

Based upon the foregoing, the Association believes that the Project in its current form is improper.

II. STATUS OF NEGOTIATIONS WITH THE DEVELOPER CONCERNING THE PROJECT

The Association has worked in good faith with the Developer to potentially mitigate the negative impacts of Project as follows:

- On October 6, 2014, Dana Grantham, President of the Association provided a correspondence to counsel for the Developer that identified the following concerns:

  1. "The inadequacy of the proposed screening of the new structures from the neighborhood and proposed devastating removal of existing trees and buffer;

  2. The size, scale and appearance of the structures;

  3. The significant setback variance being requested;

  4. The height of the buildings from final grade on the east side of the structures;

  5. The density of the proposed development relative to the Comprehensive Plan;

  6. The impact of increased vehicular and pedestrian traffic on the neighborhood; and

  7. The size and location of the proposed detention pond (underground/above ground, exact location).

  In order for us to meet on October 19th to develop possible resolutions to these issues, we would appreciate receiving before that meeting a plan which shows the final grades; the placement of the east side of the buildings specifically relative to location and final grade; the proposed exterior treatment of the buildings, including the height from final grade; and the proposed exterior lighting of the buildings on the east side, including all security lighting on the building or between the building and the east property line. We also need to know how close the rear of the structures and fire road, as proposed, are to Christian Dodder's property line and how much closer to our neighborhood they are compared to the existing Marshall's structure(s). Finally, it is not clear from your plans what the proposed size and location are of your proposed replacement buffer (or actually if any buffer at all is included), and barrier wall or fence to separate your mixed use re-

development from our residential neighborhood."

A true and accurate copy of the Association's correspondence is included as **Exhibit A.**

- Pursuant to this correspondence, the Developer and Association met on October 19, 2014 to address the concerns of the Association. In summary, the Developer addressed the concerns of the Association as follows:

1. The Developer committed to not remove existing trees except in a proposed fire lane on the eastern side of the Project, which directly faces the Mount Vernon Woods Community.

2. The Developer would not agree to reduce the size, scale or proximity to the Mount Vernon Woods Community.

3. The Developer referenced problems re-negotiating existing leases with tenants and stated that because of these leases the variance was necessary.

4. The Developer committed to provide updated elevations depicting the existing tree line that faces the Mount Vernon Woods Community. On October 27, 2014 the Developer provided architectural drawings depicting the elevations. *See* **Exhibit B.** The location of the apartment complex overlooking the Mount Vernon Woods Community is shown in **Exhibit B.**

5. The Developer would not compromise concerning the Project's proposed density of over 30 units per acre.

6. The Developer indicated that it knew that traffic at this location was "terrible," but provided no information and/or suggestions on how increased traffic could be mitigated. The Developer explained (as indicated in its Letter of Intent) that one of the designed main points of access to the Project will be through a Walgreen's parking lot onto Vernon Woods Drive NE. *See* **Exhibit C.** Based upon the proposed density and access through a commercial parking lot, there is likely a need for a traffic study to determine if the access as proposed can accommodate the Project. The Developer did, however, offer to inquire with the City concerning obtaining signage for Hunting Creek Drive, which advises that there is no through traffic.

7. The Developer agreed to remove a proposed detention pond and place this underneath the proposed Project.

In addition to the foregoing, the Developer provided information concerning: a) the location of the fire lane for the Project; b) the proximity of the Project to Mr. Dodder's property; and c) an overlay of the existing Marshall's structure. *See* **Exhibit B.** The Developer has not yet identified the exterior lighting plan for the east side of the building and/or placement of a fence between the buffer and green space towards the Project and closer to the proposed fire lane.

III. CONCLUSION

In summary, the Association advises that the remaining outstanding issues related to the Project include: a) proposed density that is 50% more than permitted by the Plan; b) substantial increased commuter traffic resulting from the proposed density; c) preparation of a traffic study to determine whether proposed access through Walgreen's parking lot can accommodate the Project; d) the appearance of the back of the apartment units overlooking our community; and e) placement of a fence between the buffer and green space towards the Project and closer to the proposed fire lane. In the event that Project is approved, the Association has developed a list of proposed conditions included as **Exhibit D** hereto that could potentially mitigate the impact of the Project on the Mount Vernon Woods Community. Accordingly, the Association requests the following: 1) that **Exhibit D** and this correspondence be entered in the minutes of the community developer resolution meeting; and 2) that any approval of the Project include the conditions identified in **Exhibit D**.

Sincerely,

Benjamin H. Sawyer, Esq.
Secretary
Mount Vernon Woods Community Association, Inc.

cc: Ted Sandler, Esq. (ted.sandler@sandlerlawgroup.com)
Counsel for Developer

Mt. Vernon Woods Community Association, Inc.
c/o Dana R. Grantham, President
375 Ridgeview Trail, NE
Sandy Springs, Georgia 30328
drgrantham@comcast.net
404-357-0144

October 6, 2014

Ted Sandler, Esq.
The Sandler Law Group, LLC
6400 Powers Ferry Road, NW, Suite 200
Sandy Springs, Georgia 30339

Dear Ted:

The Zoning Committee of the Mt. Vernon Woods Community Association, Inc. met yesterday. As a result of that meeting, I wanted to give you the consensus of our group as to the significant issues we are concerned about with regard to Quintus's proposed re-development of the Marshall's property. They include:

1. The inadequacy of the proposed screening of the new structures from the neighborhood and proposed devastating removal of existing trees and buffer;

2. The size, scale and appearance of the structures;

3. The significant setback variance being requested;

4. The height of the buildings from final grade on the east side of the structures;

5. The density of the proposed development relative to the Comprehensive Plan;

6. The impact of increased vehicular and pedestrian traffic on the neighborhood; and

7. The size and location of the proposed detention pond (underground/above ground, exact location).

In order for us to meet on October 19th to develop possible resolutions to these issues, we would appreciate receiving before that meeting a plan which shows the final grades; the placement of the east side of the buildings specifically relative to location and final grade; the proposed exterior treatment of the buildings, including the height from final grade; and the proposed exterior lighting of the buildings on the east side, including all security lighting on the building or between the building and the east property line. We also need to know how close the rear of the structures and fire road, as proposed, are to Christian Dodder's property line and how much closer to our neighborhood they are compared to the existing Marshall's structure(s). Finally, it is not clear from your plans what the proposed size and location are of your proposed replacement buffer (or actually if any buffer at all is included), and barrier wall or fence to separate your mixed use re-development from our residential neighborhood.

We look forward to working with you and Quintus to address our concerns.

Sincerely,

s/Dana R. Grantham
Dana R. Grantham
President
Mt. Vernon Woods Community Association, Inc.

6337 ROSWELL ROAD

SANDY SPRINGS, GEORGIA

DATE	DESCRIPTION	DATE	DATE	DESCRIPTION	DATE

DATE: October 21, 2014
CONSULTANT #: 2013-23
DRAWN by: K. Lack
CHECKED by: C. Bridges

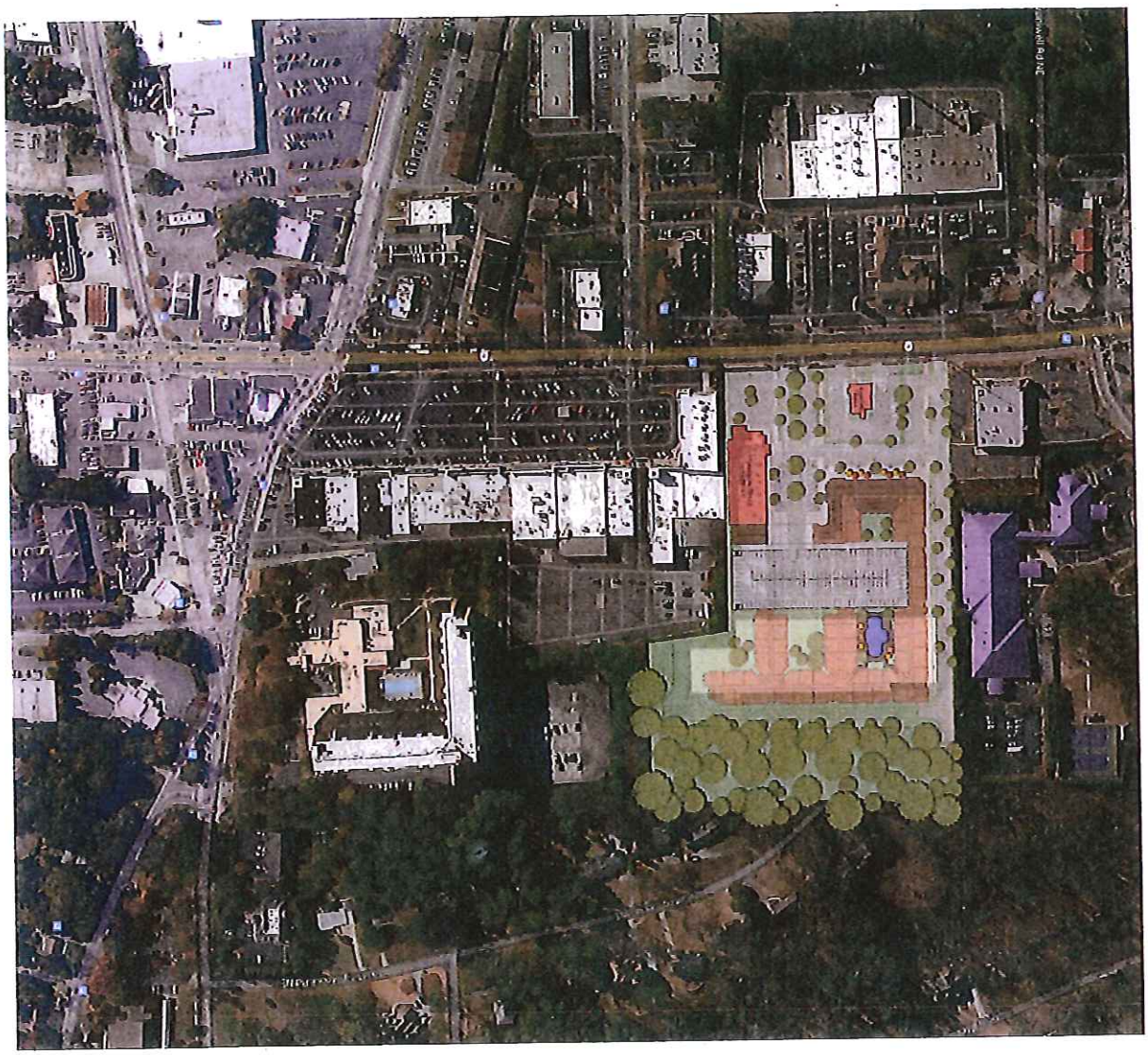
6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

QUINTUS CONSULTING

COVER SHEET

SHEET
A-0.0

architecture
3116 Adams Boulevard, Suite 1115
Marina del Rey, California 90292
310.574.0700 Fax 310.574.0412
www.jaa-inc.com



SHEET A-0.1

AERIAL VIEW

6337 ROSWELL ROAD

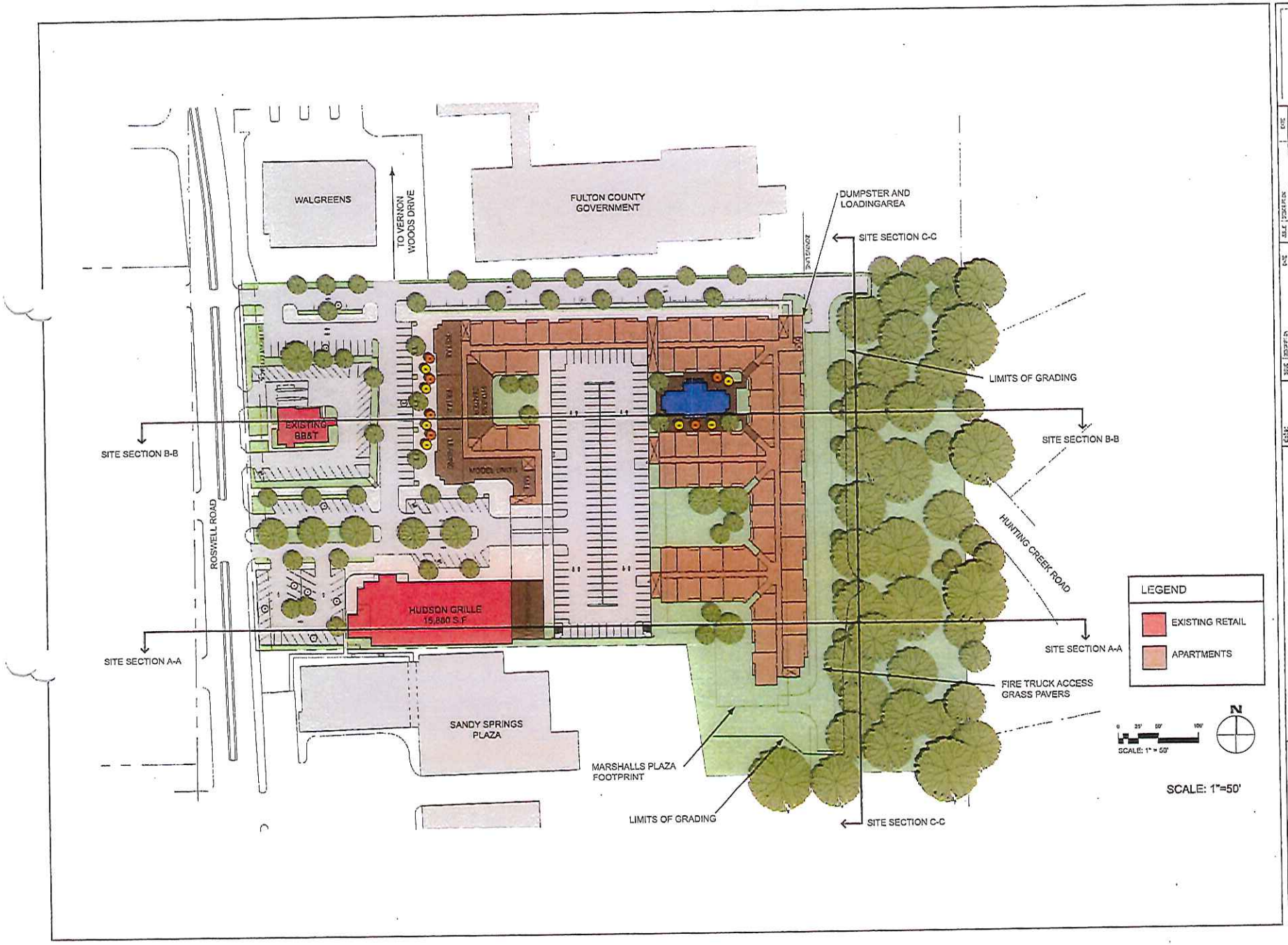
SANDY SPRINGS, GEORGIA

QUINTUS CORPORATION

date: OCTOBER 23, 2014
commission #: 2013-28
drawn by: S. Swift
checked by: S. COURSEY

ISSUE	DESCRIPTION	DATE	ISSUE	DESCRIPTION	DATE

rowe h courseys associates architects inc. aia
architecture
2021 champs chase ln, suite 4400
atlanta, georgia 30339
770.955.0707
2118 wilshire boulevard, suite 1115
santa monica, california 90403
310.453.8423



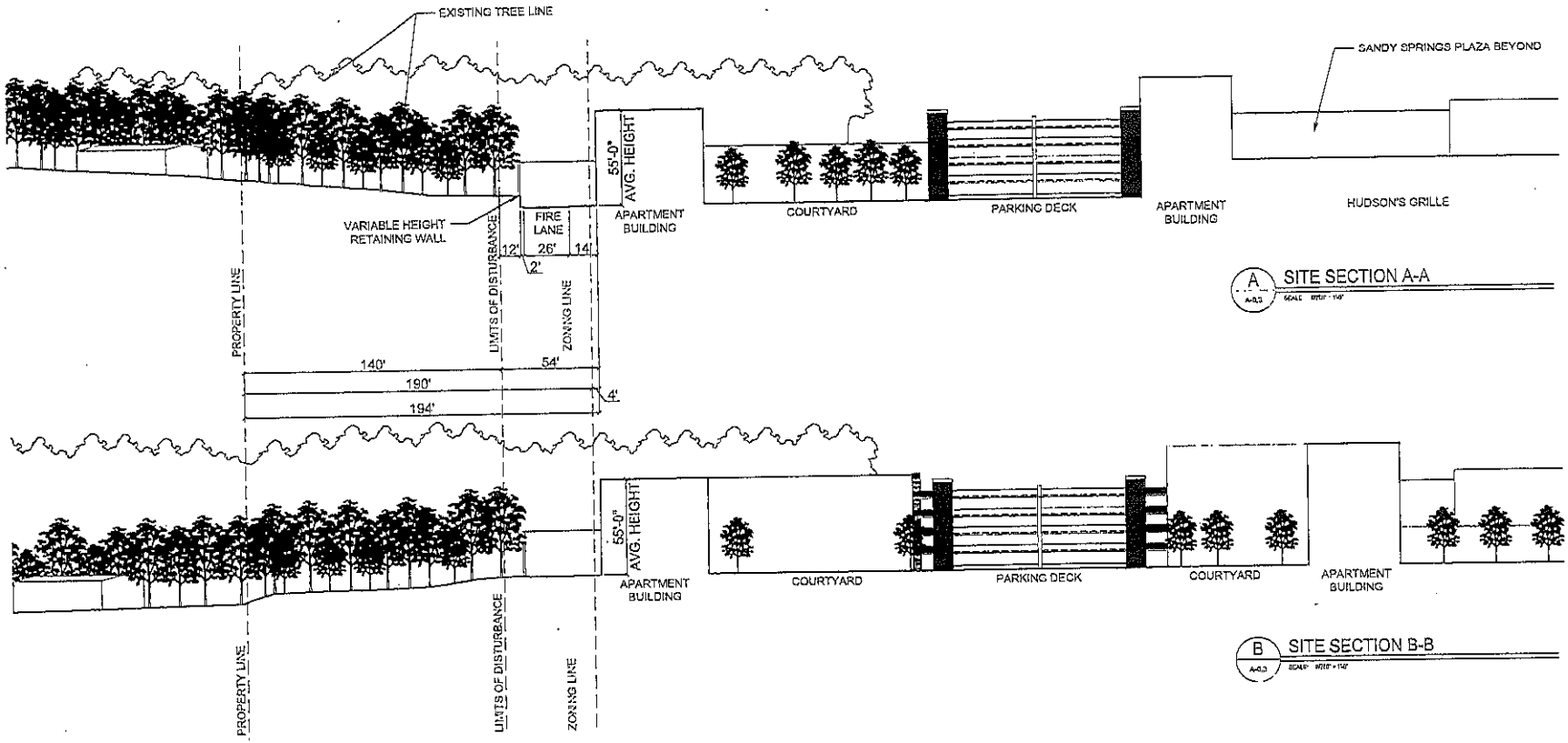
6337 ROSWELL ROAD

SANDY SPRINGS, GEORGIA

SITE PLAN

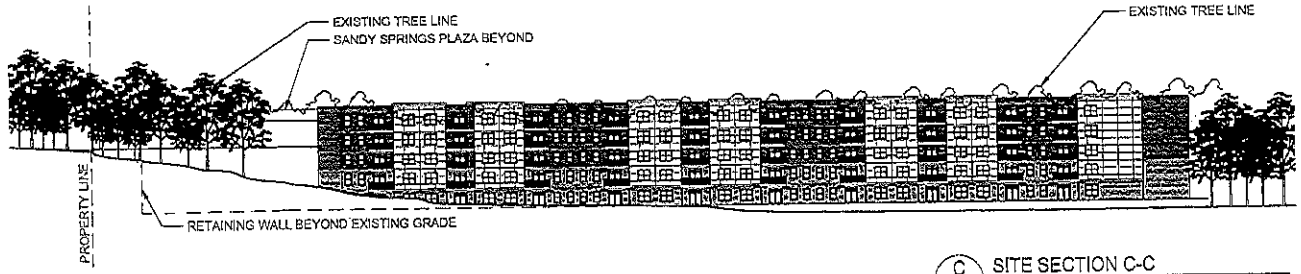
SHEET A-0.2

gary h. coursey & associates · architects · inc · aia



A A-0.3 SITE SECTION A-A

B A-0.3 SITE SECTION B-B



C A-0.3 SITE SECTION C-C

NOTE: DRAWINGS ARE AN APPROXIMATE REPRESENTATION OF PROPOSED CONDITIONS.

6337 ROSWELL ROAD

SANDY SPRINGS, GEORGIA

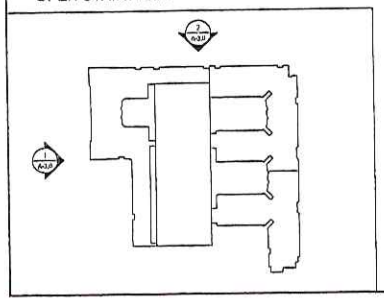
QUINTUS CONSTRUCTION

SITE SECTIONS

SHEET A-0.3

1 A-3.0 ROSWELL ROAD ELEVATION
SCALE N.T.S.

2 A-3.0 NORTH ELEVATION
SCALE N.T.S.



DATE	DESCRIPTION

DATE: October 27, 2014
COORDINATED BY: 2013-29
DRAWN BY: Z. Smith
DESIGNED BY: E. Conroy

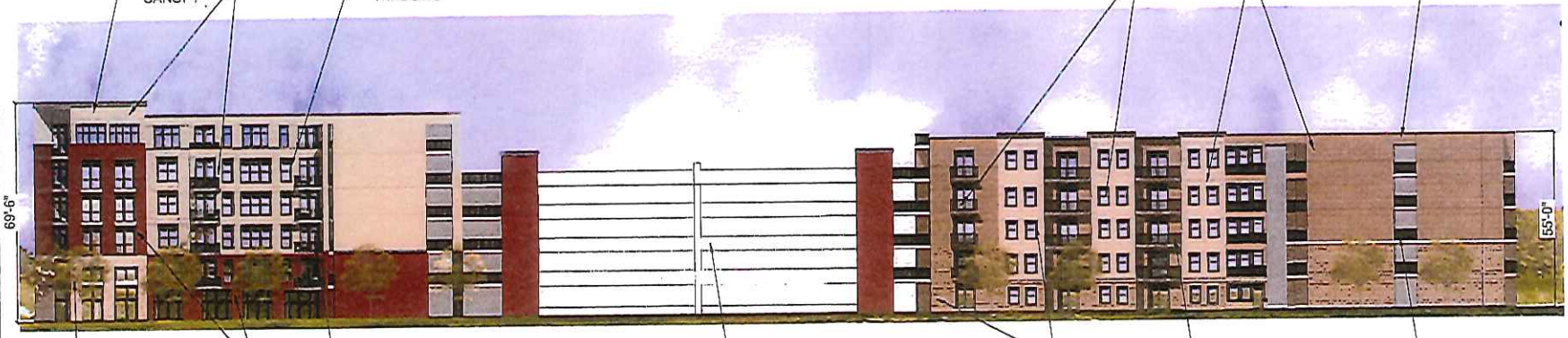
6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

QUINTUS DEVELOPMENT

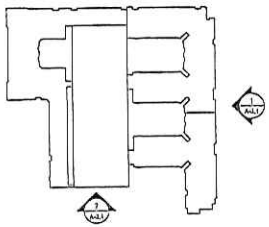
BUILDING ELEVATIONS

SHEET
A-3.0

1 A-3.1 EAST ELEVATION
SCALE N.T.S.



2 A-3.1 SOUTH ELEVATION
SCALE N.T.S.



DATE	DESCRIPTION

DATE	DESCRIPTION

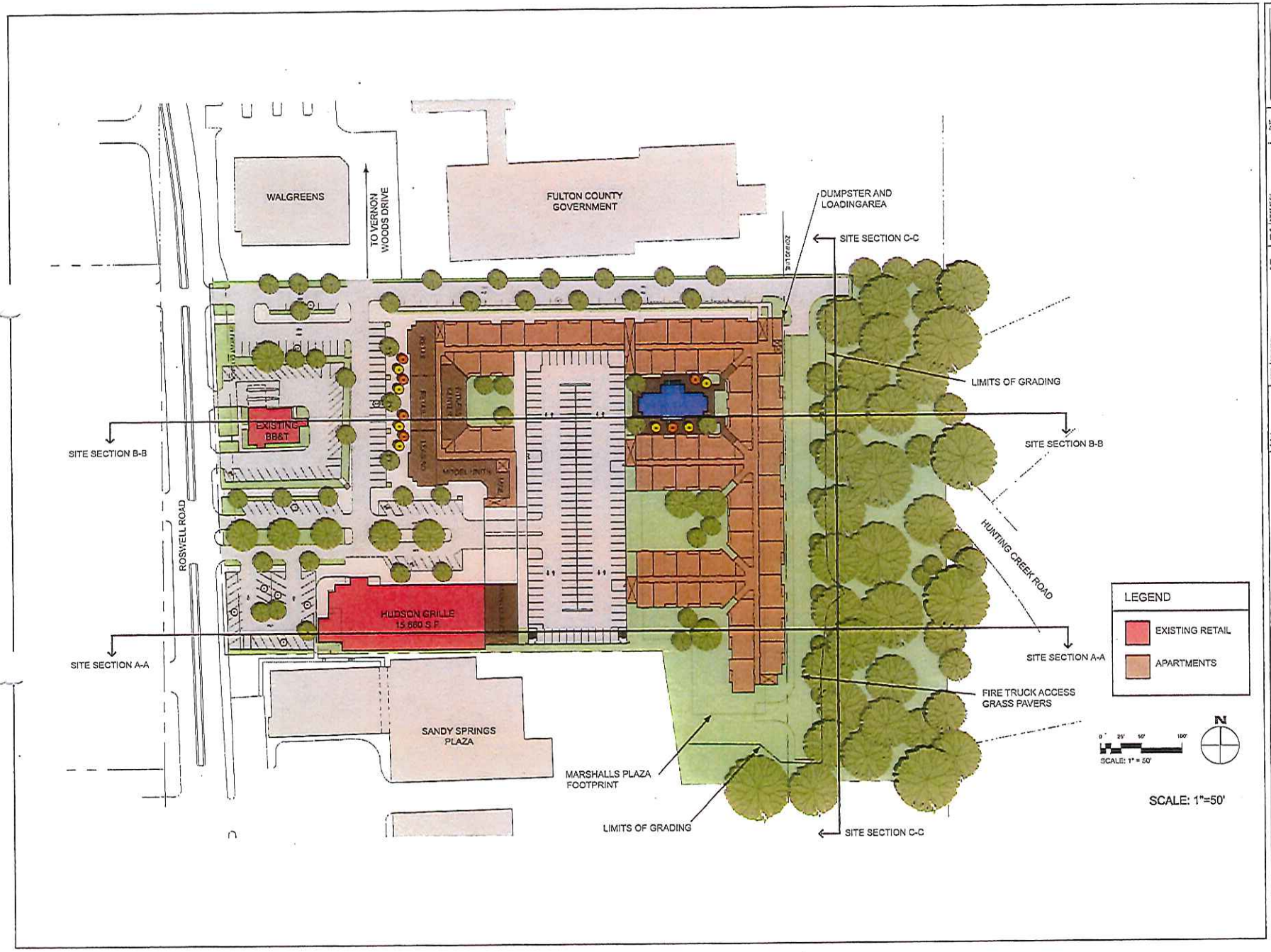
DATE: October 21, 2014
COMMENCEMENT: 2013-29
DRAWN BY: R. Sy
CHECKED BY: E. Bosco

QUINTUS DEVELOPMENT

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

BUILDING ELEVATIONS

SHEET
A-3.1



6337 ROSWELL ROAD

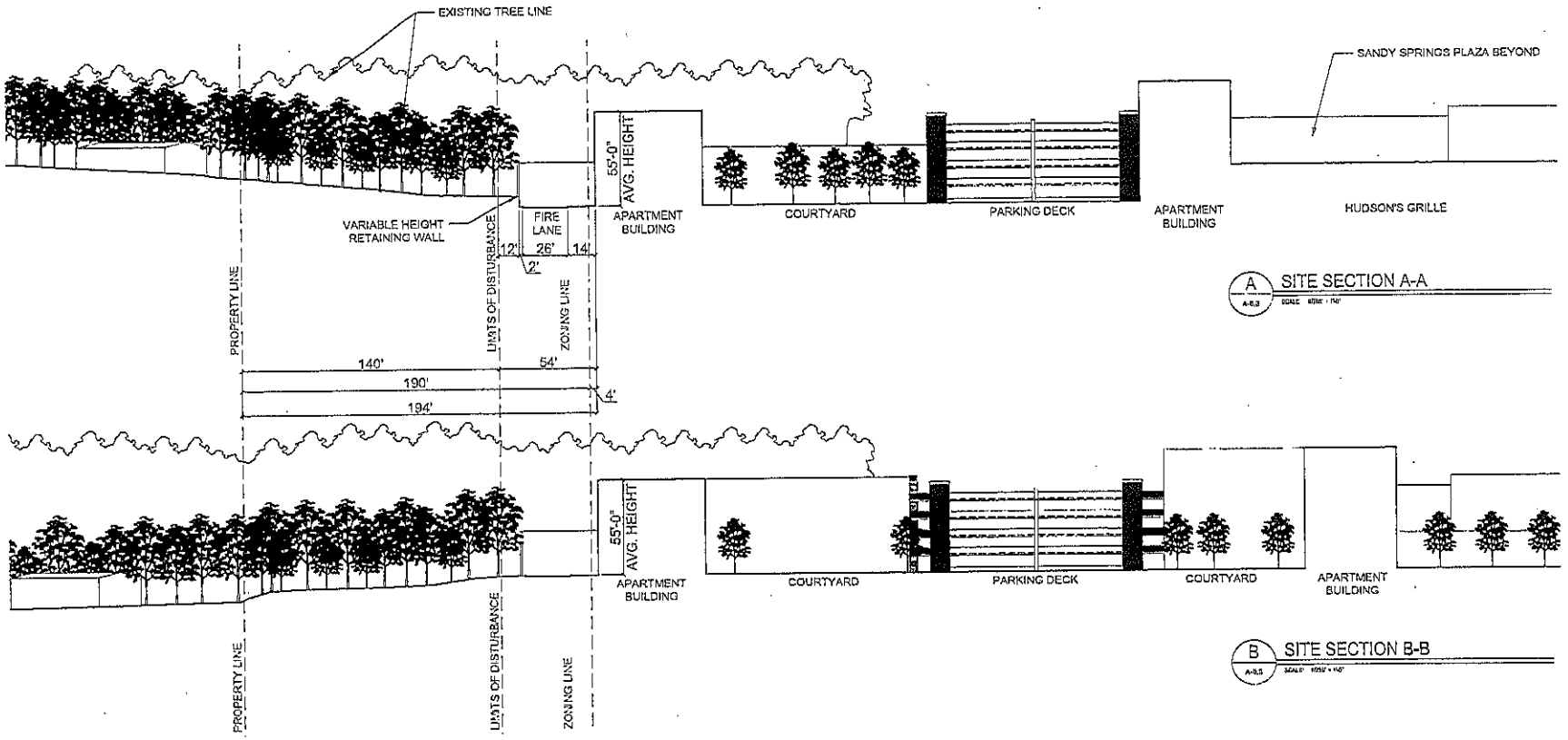
SANDY SPRINGS, GEORGIA

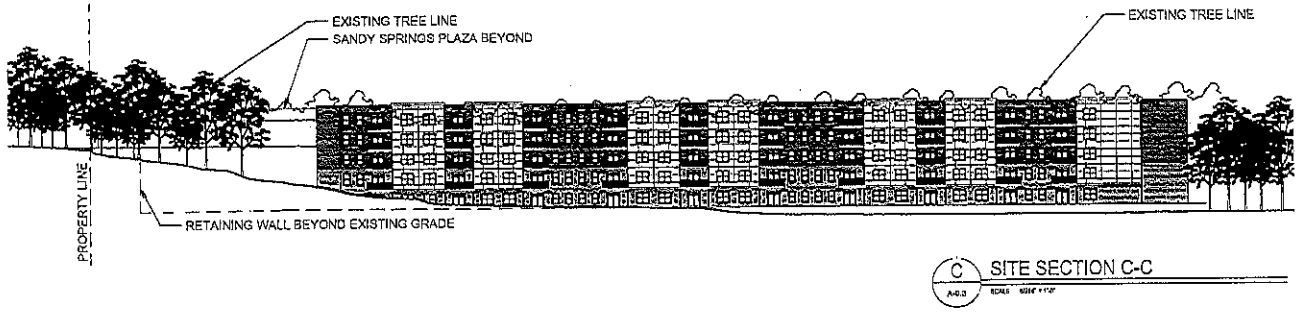
QUINTUS CORPORATION

SITE PLAN

SHEET A-0.2

gary b. coursey & associates · architects · inc · aia





NOTE: DRAWINGS ARE AN APPROXIMATE REPRESENTATION OF PROPOSED CONDITIONS.

6337 ROSWELL ROAD

SANDY SPRINGS, GEORGIA

QUINTUS

SITE SECTIONS

SHEET

A-0.3

FLU
SHOTS

EXHIBIT D: PROPOSED CONDITIONS OF MOUNT VERNON WOODS COMMUNITY ASSOCIATION RE: REZONING PETITION NO. 201403227, QUINTUS DEVELOPMENT

- No security or exterior building light shall be located above of the first floor of the easterly side of the residential building.
- Treatment of the exteriors of the easterly side of the residential building shall be as reflected on the applicant's submitted Exhibit B hereto.
- All rooftop structures shall be screened from the view of homes in Mount Vernon Woods.
- The easterly buffer shall be replanted to buffer standards, as determined by the City Arborist.
- Provision of a black-clad chain link fence installed adjacent to the easterly buffer with a plan (to be provided by Developer) to reflect a screening plan since the natural buffer has limited understory.

Fulton County Schools
Where Students Come First

Fulton County Schools - Rezoning Impact Statement

11/5/2014

PETITION: 201403227

JURISDICTION: Sandy Springs

Proposed Residential Units

Single-family detached	Townhouses	Apartments	Condominiums
0	0	329	0

HOME SCHOOL	CURRENT ENROLLMENT [A]	GADOE CAPACITY	ESTIMATED # NEW STUDENTS GENERATED			PROJECTED UNDER/OVER CAPACITY [B] WITHOUT DEV	WITH DEV		
Spalding Drive Charter ES	471	575	6	to	213	-104	**-98**	to	**109**
Ridgeview Charter MS	1,102	1200	0	to	69	-98	**-98**	to	**-29**
Riverwood Charter HS	1,551	1325	7	to	79	226	**233**	to	**305**
TOTAL			13	to	361				

HS REGION: Riverwood Charter HS

	AVERAGE - 1 STD DEV		AVERAGE + 1 STD. DEV.	
One single-family detached unit generates:	0.011618	to	0.234504	*elementary school students*
	0.000000	to	0.071573	*middle school students*
	0.002532	to	0.147522	*high school students*
One townhouse unit generates:	0.006694	to	0.103282	*elementary school students*
	0.000000	to	0.029924	*middle school students*
	0.013470	to	0.082704	*high school students*
One apartment unit generates:	0.017346	to	0.647094	*elementary school students*
	0.000000	to	0.209417	*middle school students*
	0.020138	to	0.24105	*high school students*
One condominium unit generates:	0.000000	to	0.380842	*elementary school students*
(Note: Empty/null values indicate insufficient historic data)	0.000000	to	0.08986	*middle school students*
	0.000000	to	0.153862	*high school students*

AVERAGE OPERATIONAL COST PER STUDENT (FY14):

TOTAL COST:$12,286 PORTION LOCAL REVENUE SOURCES: $8,209 PORTION STATE AND OTHER REVENUE SOURCES: $4,077

[A] *Based on first-month enrollment count for 2014-15 school year*

[B] *Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under state capacity.*

* *State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.*

** *Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.*

COMMENTS ON PUBLIC SERVICES AND UTILITIES

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

WATER AND WASTEWATER (SEWER):

WATER:

Anticipated water demand: 100 gallons per day (gpd) per 1,000 square feet (sq.) x 2,800 (office, bank space) sq. ft. = **280** gallons per day (gpd) plus 100 gpd per 1,000 (retail space) sq. ft. x 16,000 sq. ft. = **1,600** gpd plus 270 gallons per day (gpd) per housing unit x 329 units = **88,830** gallons per day plus 15 gpd per 15 square feet (restaurant space) x 15,000 sq. ft. = **15,000** = for a **total daily water usage** = **105,710 gpd.**

This project is within the City of Atlanta water jurisdiction.

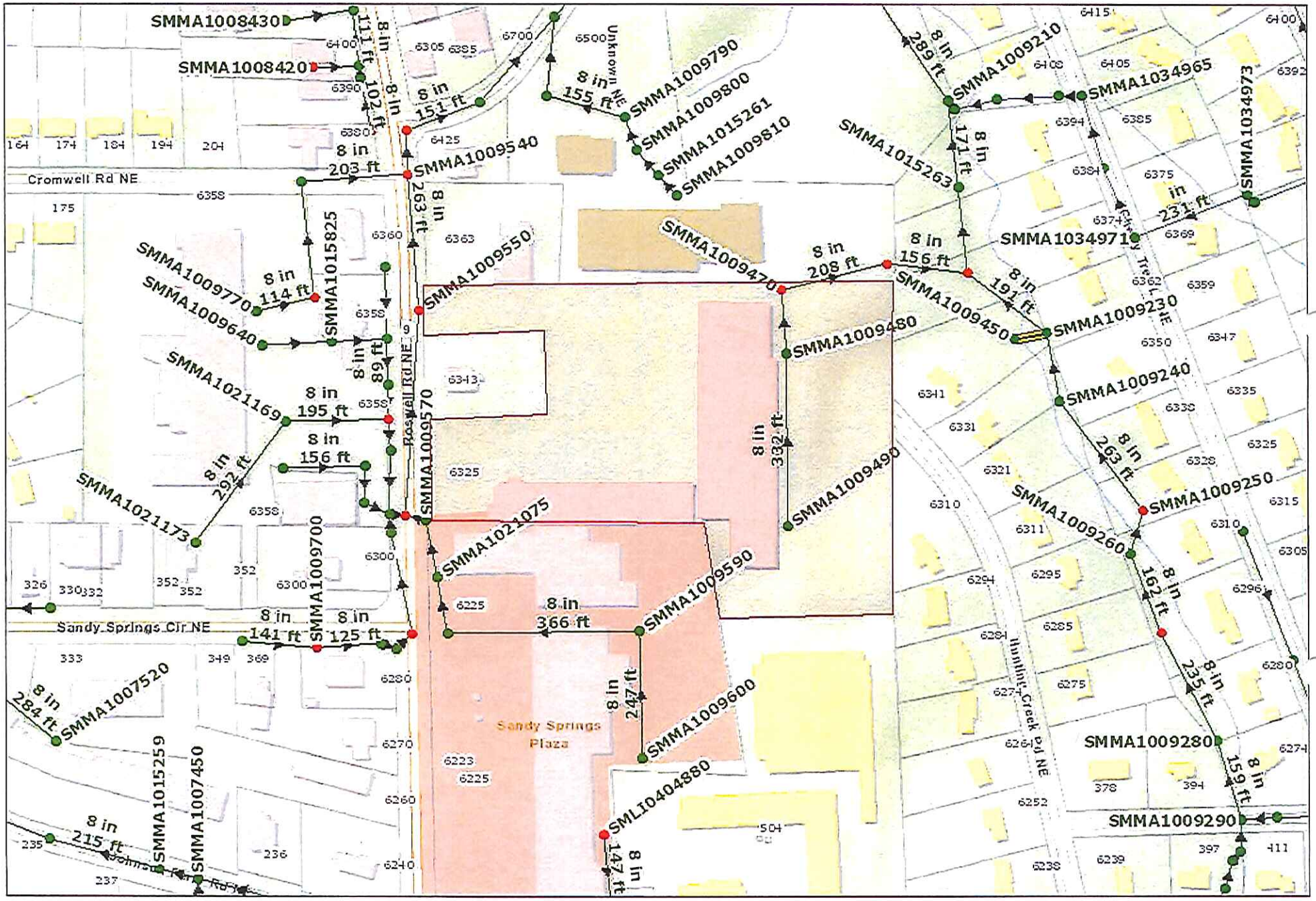
SEWER:

Basin: Marsh Creek
Treatment Plant: R.L. Sutton (Cobb County)
Anticipated sewer demand: **95,139** gallons per day

There are three wastewater manholes within the eastern property boundary (8 inch sewer line) of the 9.591 acre tract (sewer manholes # **SMMA1009470, SMMA1009480** and **SMMA1009490**) and there are two wastewater manholes west of the 9.591 acre tract within the right of way of Roswell Road northeast property boundary (sewer manhole # # **SMMA1009570 and SMMA1009550**) located in Land Lot **19**, District **17**.

Because of the size of this development, Fulton County Government is requesting that the developer pay to have a downstream analysis performed on the impact on the Fulton County sewer system by the sewer discharge of this proposed project. The contact for the Department of Water Resources of Fulton County Government to further coordinate this request will be with either Lamar Lambert (404-612-7470) or Ray Wooten (404-612-7547).

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.



0 0.04 0.08 0.12 mi

6337 Roswell Road

Date: 10/24/2014

Map Size: 8.5x11 (LETTER)

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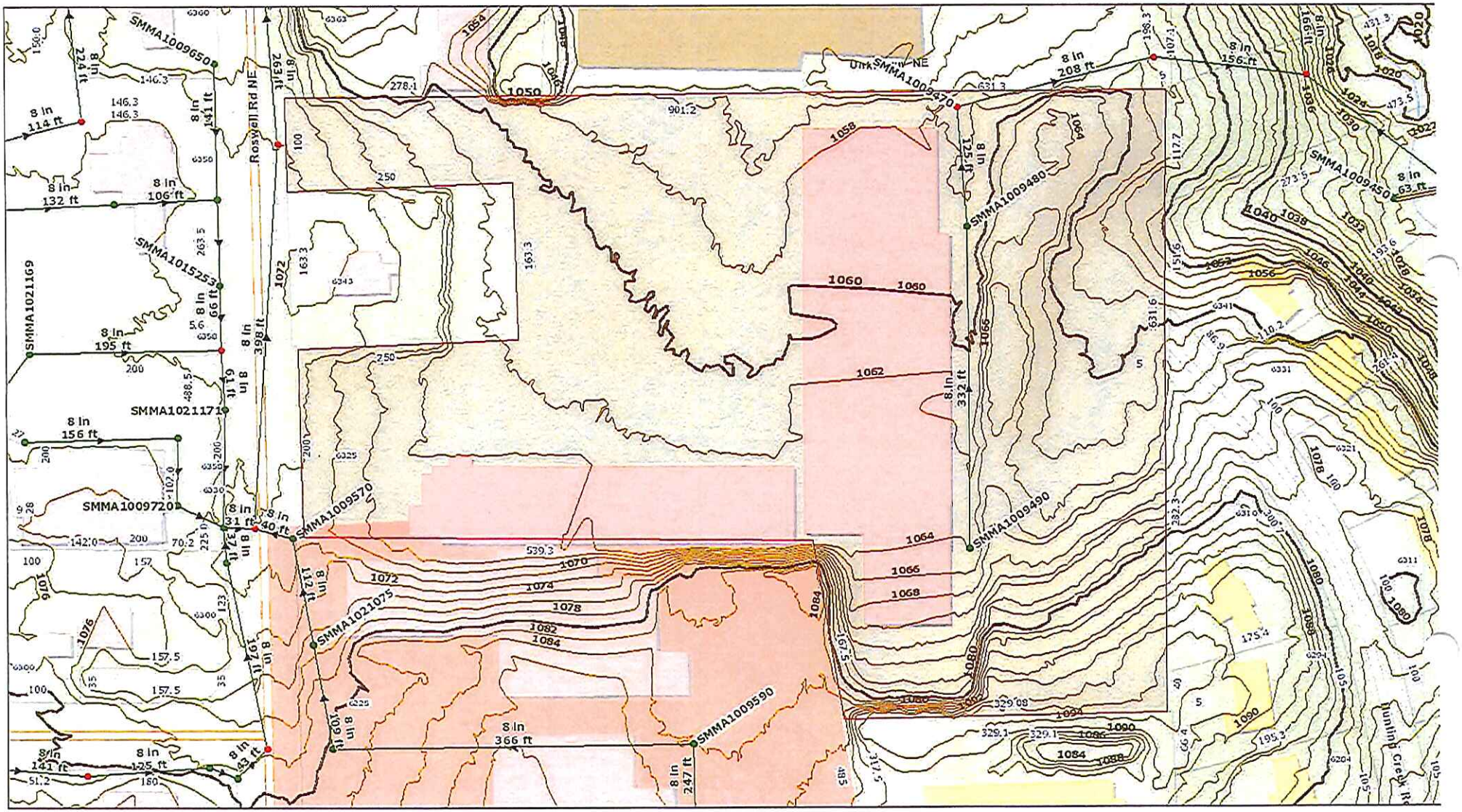
N

Prepared By:
GIS Section
Water Resources Department
Fulton County Government



0 0.015 0.03 0.045 mi

Date: 10/24/2014

Map Size: 17x11 (TABLOID)

6337 Roswell Road

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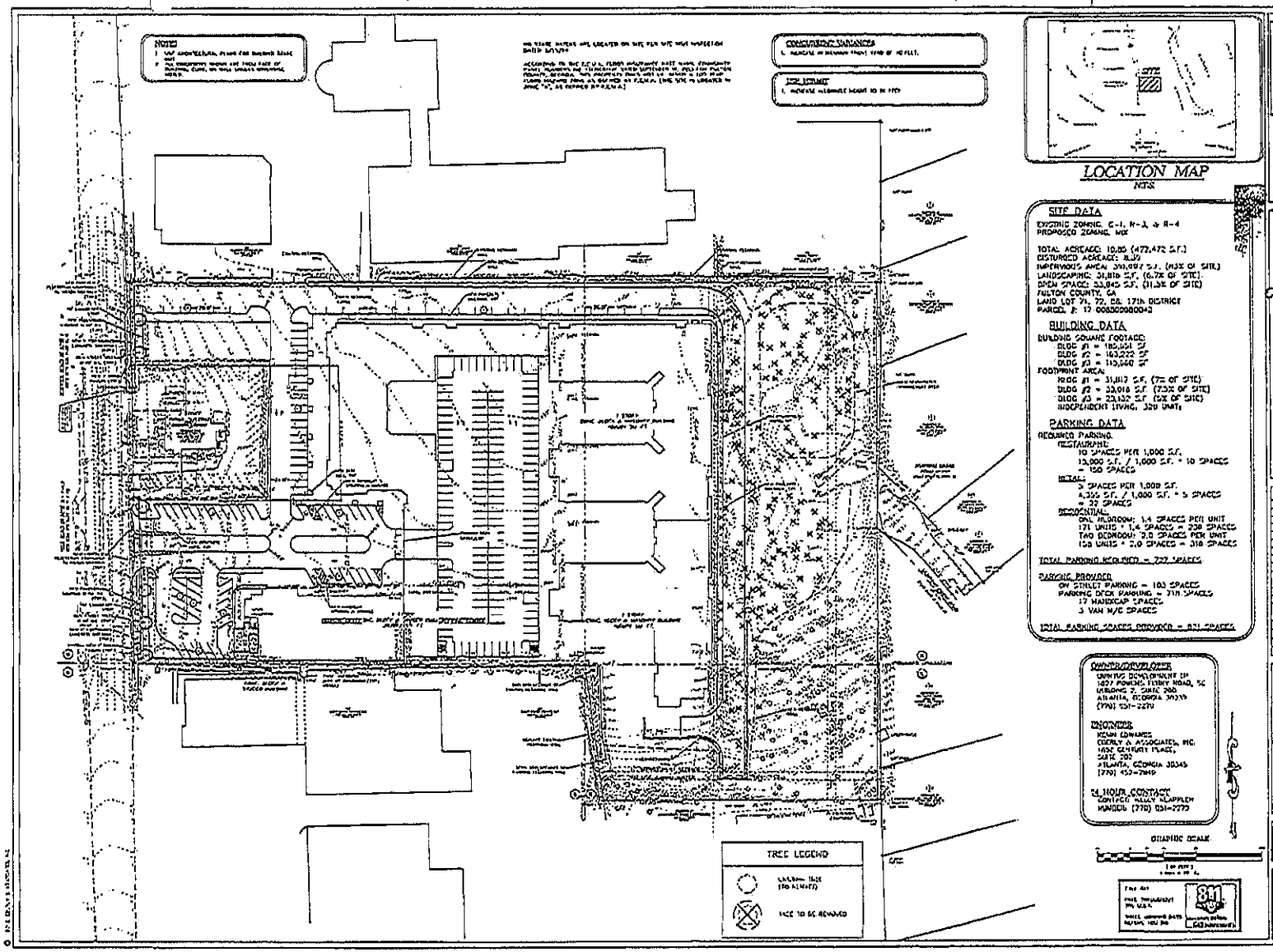
N

Prepared By:
GIS Section
Water Resources Department
Fulton County Government


NOTES
CONCURRENT VARIANCES
TREE LEGEND
TREE TO BE REMOVED
LOCATION MAP
NTS
SITE
SITE DATA
EXISTING ZONING: C-1, R-3, & R-4
PROPOSED ZONING: MIX
TOTAL ACREAGE: 10.85 (472,472 S.F.)
DISTURBED ACREAGE: 8.39
IMPERVIOUS AREA: 301,697 S.F. (63% OF SITE)
LANDSCAPING: 31,818 S.F. (6.7% OF SITE)
OPEN SPACE: 33,845 S.F. (31.3% OF SITE)
FULTON COUNTY, GA
LAND LOT 71, 72, G.M. 17th DISTRICT
PARCEL #: 17 006300080043
BUILDING DATA
BUILDING SQUARE FOOTAGE:
BLDG #1 = 180,551 SF
BLDG #2 = 163,222 SF
BLDG #3 = 110,660 SF
FOOTPRINT AREA:
BLDG #1 = 31,817 S.F. (7% OF SITE)
BLDG #2 = 33,016 S.F. (7.3% OF SITE)
BLDG #3 = 23,132 S.F. (5% OF SITE)
INDEPENDENT LIVING: 320 UNITS
PARKING DATA
REQUIRED PARKING:
RESTAURANT:
10 SPACES PER 1,000 S.F.
13,000 S.F. / 1,000 S.F. = 10 SPACES
= 150 SPACES
RETAIL:
5 SPACES PER 1,000 S.F.
4,356 S.F. / 1,000 S.F. = 5 SPACES
= 22 SPACES
RESIDENTIAL:
ONE BEDROOM: 1.4 SPACES PER UNIT
171 UNITS * 1.4 SPACES = 239 SPACES
TWO BEDROOM: 2.0 SPACES PER UNIT
159 UNITS * 2.0 SPACES = 318 SPACES
TOTAL PARKING REQUIRED = 729 SPACES
PARKING PROVIDED
ON STREET PARKING = 103 SPACES
PARKING DECK PARKING = 718 SPACES
17 HANDICAP SPACES
3 VAN H/C SPACES
TOTAL PARKING SPACES PROVIDED = 821 SPACES
OWNER/DEVELOPER
ENGINEER
24 HOUR CONTACT
GRAPHIC SCALE
TRAFFIC & ASSOCIATES
Received
SEP 10 2014
City of Sandy Springs
Community Development
Department
PROJECT
MARSHAL'S PLAZA
PROJECT NAME 2
LLOYD LOT 71, 72, & 88
17th DISTRICT
CITY OF SANDY SPRINGS
6323 ROSWELL ROAD
REVISIONS
REZONING SITE PLAN
PROJECT NO.
14-007
Z1.0

Property Profile for 6337 ROSWELL RD

Property Tax Information

Tax Year	2014
Parcel ID	17 008800080043
Property Address	6337 ROSWELL RD
Owner	MARSHALLS PLAZA SHOPPING CENTER LLC
Mailing Address	780 OLD ROSWELL PL SUITE 100 ROSWELL GA 30076
Total Appraisal	$8,500,000
Improvement Appraisal	$731,300
Land Appraisal	$7,768,700
Assessment	$3,400,000
Tax District	59
Land Area	9.591 ac
Property Class	Commercial Small Tracts
Land Use Class	Strip Shopping Center
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2030 Future Development	not available

Political

Municipality	Sandy Springs
Commission District	4
Commission Person	Tom Lowe
Council District	not available
Council Person	not available
Voting Precinct	SS07A
Poll Location	Hammond Park Gym, 705 Hammond Drive Ne
Congressional District	006
State Senate District	006
State House District	052

School Zones

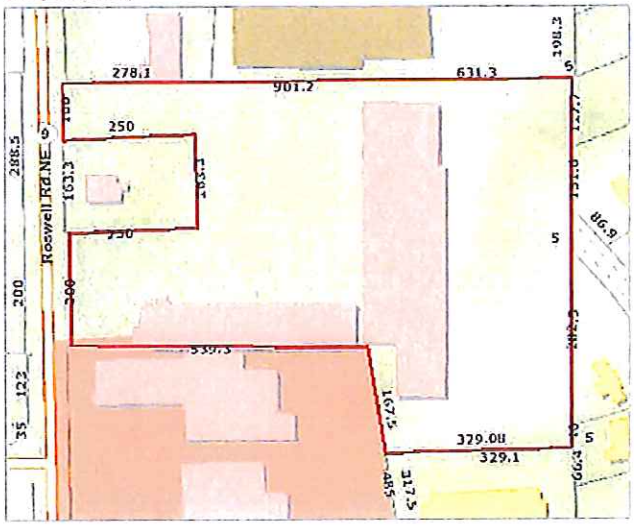
Elementary School	Woodland
Middle School	Sandy Springs
High School	North Springs

Other Information

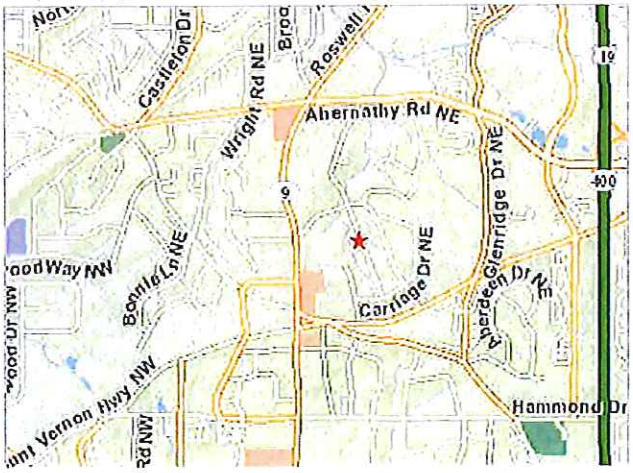
Zip Code	30328
Census Tract	101.21
In Less Developed Census Tract	No

Oblique Aerial View (looking north)

Property Map



Vicinity Map



Abaray, Linda

From: Beck, Randy <Randy.Beck@fultoncountyga.gov>
Sent: Thursday, October 23, 2014 3:30 PM
To: Abaray, Linda
Subject: RE: Sandy Springs Preliminary Zoning Agenda- September

Thank you for the opportunity to review your upcoming zoning agenda for the December 16, 2014 Mayor and City Council meeting. The Fulton Department of County Planning and Community Services has no additional comment to make.

Randy Beck, Director
Department of Planning & Community Services
5440 Fulton Industrial Boulevard
Atlanta, GA 30336
Tel: 404-612-8053
FAX: 404-893-6375

Think Green! Save energy and trees - print only when necessary.

From: Abaray, Linda [mailto:LAbaray@SandySpringsga.gov]
Sent: Thursday, September 18, 2014 4:46 PM
To: Abaray, Linda
Subject: Sandy Springs Preliminary Zoning Agenda- September

All:

Please be advised, the material details the zoning petitions received on or before the September 2, 2014 submittal deadline. We are writing to solicit your comments with regard to these applications. Please forward a response in writing detailing your comments, or lack thereof to the attention of the Linda Abaray. Correspondence may be sent to the following address:

City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350
labaray@sandyspringsga.gov

Agenda Item		Council District	Meeting Dates
Rezoning			
1.	**201403165** 5737 Lake Forrest Drive *Applicant: Rockhaven Homes* ▪ To rezone the subject property from CUP (Community Unit Plan District) to R-2A (Single Family Dwelling District) to develop three (3) single	6	**CZIM – 9/23/14** **CDRM – 10/30/14** **PC- 11/20/14** **MCC- 12/16/14**

	family lots, with concurrent variances.		
2.	**201403178** 0 Wyndham Drive (17-0127-0001-043) *Applicant: HSC Intown, LLC* ▪ To rezone the subject property from R-3 (Single Family Dwelling District) to R-4 (Single Family Dwelling District) to increase the size of the existing lot, with concurrent variances.	3	**CZIM – 9/23/14** **CDRM – 10/30/14** **PC- 11/20/14** **MCC- 12/16/14**
3.	**201403227** 6337 Roswell Road Applicant: Quintus Development ▪ To rezone the property from C-1 (community Business District), R-3 (Single Family Dwelling District) and R-4 (Single Family Dwelling District) to MIX (Mixed Use District)	4	**CZIM – 9/23/14** **CDRM – 10/30/14** **PC- 11/20/14** **MCC- 12/16/14**
Zoning Modifications			
4.	**201403130** 5900 Peachtree Dunwoody Road *Applicant: Regent Partners* ▪ To modify conditions 1.d, 1.e, 1.f, 2.a, 4.c, 5.l, 5.n, and 6 of Fulton County zoning case Z05-0079/U05-0016,with concurrent variances.	5	**CZIM – 9/23/14** **MCC- 11/20/14**

*** Meeting Codes: CZIM - Community Zoning Information Meeting; CDRM - Community/Developer Resolution Meeting; PC - Planning Commission; MCC - Mayor and City Council*

Thanks!

Linda Abaray
Senior Planner
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350
O. 770-206-1577

sandyspringsga.gov

twitter.com/sandyspringsga - Follow for Breaking News and Traffic Alerts

facebook.com/CoSSGA - Like for Community News and Discussions

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MOUNT VERNON WOODS COMMUNITY ASSOCIATION

October 30, 2014

City of Sandy Springs
Department of Community Development
7840 Roswell Rd., Building 500
Sandy Springs, Georgia 30350
Attn: Patrice Dickerson, Assistant Director

Re: Mount Vernon Woods Community Association's Position Concerning Community Developer Resolution, Rezoning Petition No. 201403227

VIA HAND DELIVERY

Dear Sir or Madam:

The Mount Vernon Woods Community Association (the "Association") writes to advise concerning the status of negotiations with the potential developer, Quintus Development (the "Developer") of the Marshall's Plaza property located at 6337 Roswell Rd, Land Lot 88, District 17 (the "Project") identified in the above-referenced petition. The Association welcomes appropriate development of the property that is consistent with the Sandy Springs Comprehensive Plan (the "Plan"). To that end, the Association has worked together in good faith with the Developer to resolve as much as possible concerning the Project. Despite these good faith efforts, several material issues with the Project remain outstanding and unresolved.

I. THE ASSOCIATION'S REMAINING CONCERNS INCLUDE THE PROJECT'S PROPOSED DENSITY OF 50% MORE THAN THE MAXIMUM PERMITTED BY THE PLAN, STRUCTURES OVERLOOKING THE COMMUNITY, AND SUBSTANTIAL INCREASED TRAFFIC

- The Project's three hundred twenty nine (329) proposed apartment units per acre represents more than a fifty percent (50%) increase in the maximum permitted density of units per acre for properties designated LWC as identified in Table 1.5 of the Plan. To date, Developer has not indicated it will compromise on this requested density.

- Traffic at the location of the Project is admittedly "terrible." Association members deal with this unpleasant reality every day. The Project will increase commuter traffic substantially considering the density requested, as well as the Project's seven hundred eighteen (718) car parking garage. The Association is not aware of any plan to mitigate the significant traffic impact of the Project.

- The eastern portion of the Project will directly overlook the homes of members of the Mount Vernon Woods Community and the appearance of the backside of the Project is still a concern.

- In its request for a variance from the setback requirements of the Code, the Developer has not identified a true legal hardship.

- The Developer and Association are still negotiating specifics concerning placement of a fence between the buffer and green space on the eastern side of the Project.

Based upon the foregoing, the Association believes that the Project in its current form is improper.

II. STATUS OF NEGOTIATIONS WITH THE DEVELOPER CONCERNING THE PROJECT

The Association has worked in good faith with the Developer to potentially mitigate the negative impacts of Project as follows:

- On October 6, 2014, Dana Grantham, President of the Association provided a correspondence to counsel for the Developer that identified the following concerns:

  1. "The inadequacy of the proposed screening of the new structures from the neighborhood and proposed devastating removal of existing trees and buffer;

  2. The size, scale and appearance of the structures;

  3. The significant setback variance being requested;

  4. The height of the buildings from final grade on the east side of the structures;

  5. The density of the proposed development relative to the Comprehensive Plan;

  6. The impact of increased vehicular and pedestrian traffic on the neighborhood; and

  7. The size and location of the proposed detention pond (underground/above ground, exact location).

  In order for us to meet on October 19th to develop possible resolutions to these issues, we would appreciate receiving before that meeting a plan which shows the final grades; the placement of the east side of the buildings specifically relative to location and final grade; the proposed exterior treatment of the buildings, including the height from final grade; and the proposed exterior lighting of the buildings on the east side, including all security lighting on the building or between the building and the east property line. We also need to know how close the rear of the structures and fire road, as proposed, are to Christian Dodder's property line and how much closer to our neighborhood they are compared to the existing Marshall's structure(s). Finally, it is not clear from your plans what the proposed size and location are of your proposed replacement buffer (or actually if any buffer at all is included), and barrier wall or fence to separate your mixed use re-

development from our residential neighborhood."

A true and accurate copy of the Association's correspondence is included as **Exhibit A.**

- Pursuant to this correspondence, the Developer and Association met on October 19, 2014 to address the concerns of the Association. In summary, the Developer addressed the concerns of the Association as follows:

1. The Developer committed to not remove existing trees except in a proposed fire lane on the eastern side of the Project, which directly faces the Mount Vernon Woods Community.

2. The Developer would not agree to reduce the size, scale or proximity to the Mount Vernon Woods Community.

3. The Developer referenced problems re-negotiating existing leases with tenants and stated that because of these leases the variance was necessary.

4. The Developer committed to provide updated elevations depicting the existing tree line that faces the Mount Vernon Woods Community. On October 27, 2014 the Developer provided architectural drawings depicting the elevations. *See* **Exhibit B.** The location of the apartment complex overlooking the Mount Vernon Woods Community is shown in **Exhibit B.**

5. The Developer would not compromise concerning the Project's proposed density of over 30 units per acre.

6. The Developer indicated that it knew that traffic at this location was "terrible," but provided no information and/or suggestions on how increased traffic could be mitigated. The Developer explained (as indicated in its Letter of Intent) that one of the designed main points of access to the Project will be through a Walgreen's parking lot onto Vernon Woods Drive NE. *See* **Exhibit C.** Based upon the proposed density and access through a commercial parking lot, there is likely a need for a traffic study to determine if the access as proposed can accommodate the Project. The Developer did, however, offer to inquire with the City concerning obtaining signage for Hunting Creek Drive, which advises that there is no through traffic.

7. The Developer agreed to remove a proposed detention pond and place this underneath the proposed Project.

In addition to the foregoing, the Developer provided information concerning: a) the location of the fire lane for the Project; b) the proximity of the Project to Mr. Dodder's property; and c) an overlay of the existing Marshall's structure. *See* **Exhibit B.** The Developer has not yet identified the exterior lighting plan for the east side of the building and/or placement of a fence between the buffer and green space towards the Project and closer to the proposed fire lane.

III. CONCLUSION

In summary, the Association advises that the remaining outstanding issues related to the Project include: a) proposed density that is 50% more than permitted by the Plan; b) substantial increased commuter traffic resulting from the proposed density; c) preparation of a traffic study to determine whether proposed access through Walgreen's parking lot can accommodate the Project; d) the appearance of the back of the apartment units overlooking our community; and e) placement of a fence between the buffer and green space towards the Project and closer to the proposed fire lane. In the event that Project is approved, the Association has developed a list of proposed conditions included as **Exhibit D** hereto that could potentially mitigate the impact of the Project on the Mount Vernon Woods Community. Accordingly, the Association requests the following: 1) that **Exhibit D** and this correspondence be entered in the minutes of the community developer resolution meeting; and 2) that any approval of the Project include the conditions identified in **Exhibit D**.

Sincerely,

Benjamin H. Sawyer, Esq.
Secretary
Mount Vernon Woods Community Association, Inc.

cc: Ted Sandler, Esq. (ted.sandler@sandlerlawgroup.com)
Counsel for Developer

MOUNT VERNON WOODS COMMUNITY ASSOCIATION, INC.

November 6, 2014

City of Sandy Springs
Sandy Springs Planning Commission
7840 Roswell Rd., Building 500
Sandy Springs, Georgia 30350

Re: Mount Vernon Woods Community Association's Position Concerning Community Developer Resolution, Rezoning Petition No. 201403227

VIA FED EX and E-MAIL

Dear Chairman and Members of the Planning Commission:

The Mount Vernon Woods Community Association, Inc. (the "Association") writes to advise concerning its position and recommendation regarding the above-referenced petition of Quintus Development (the "Developer") for the Marshall's Plaza property located at 6337 Roswell Rd, Land Lot 88, District 17 (the "Project"). The Association has worked very hard to negotiate in good faith with the Developer. Despite numerous meetings with the Developer's personnel concerning the scope and breadth of the Project, the Developer refuses to compromise on significant issues that will have a negative, enduring impact on the Mount Vernon Woods Community. The Association welcomes appropriate development of the property that is consistent with the Sandy Springs Comprehensive Plan (the "Plan"). As set forth below, the Project as currently proposed by Developer is inconsistent with the Plan in numerous respects and should be rejected.

I. BASES OF THE ASSOCIATION'S OPPOSITION TO DEVELOPER'S PETITION

A. <u>The Project's Proposed 329 Apartment Units Exceeds the Maximum Density of the Comprehensive Plan by 141 Units and the Developer Refuses to Compromise Any Density.</u>

The property that is the subject of Developer's Petition encompasses 10.88 acres. The Plan designates 8.88 acres of this property as Living/Working Community (20 units/acre) and the balance of 2.00 acres is designated as Living/Working Neighborhood (5 units/acre). *See* **Exhibit A**. Thus, the Plan contemplates permitting not more than one hundred eighty eight (188) total units.

The Project's proposed three hundred twenty nine (329) apartment units represents a seventy five percent (75%) increase in the <u>maximum</u> permitted density. This request is a plainly unreasonable imposition upon the Mount Vernon Woods Community. The Developer has failed

Mount Vernon Woods Community and the substantial increase in commuter traffic because of the Project's density will cause a significant and permanent detriment to the community.

E. The Extreme Density of the Project and Inadequate Proposed Buffer Will Adversely Impact Mount Vernon Woods Residents.

There is currently over 150' of green space buffer between the Marshall's property and Hunting Creek Drive, which shields the Mount Vernon Woods Community from the existing commercial property. The Developer indicated (for the first time) during the October 30, 2014 Developer/ Community Resolution Meeting that it intended to use existing green space on the eastern portion of the Project (the portion immediately adjacent to and bordering the Mount Vernon Woods Community) as an "amenity" for prospective apartment tenants. The Developer also indicated (for the first time) that the Mount Vernon Woods Community would be separated from this "amenity" by a chain link fence on the easternmost edge of the green space. The result of this new modification to the Project would be an inadequate 50' separation between Mount Vernon Woods Community residents on Hunting Creek Drive and the 700+ tenants utilizing an undefined "amenity."

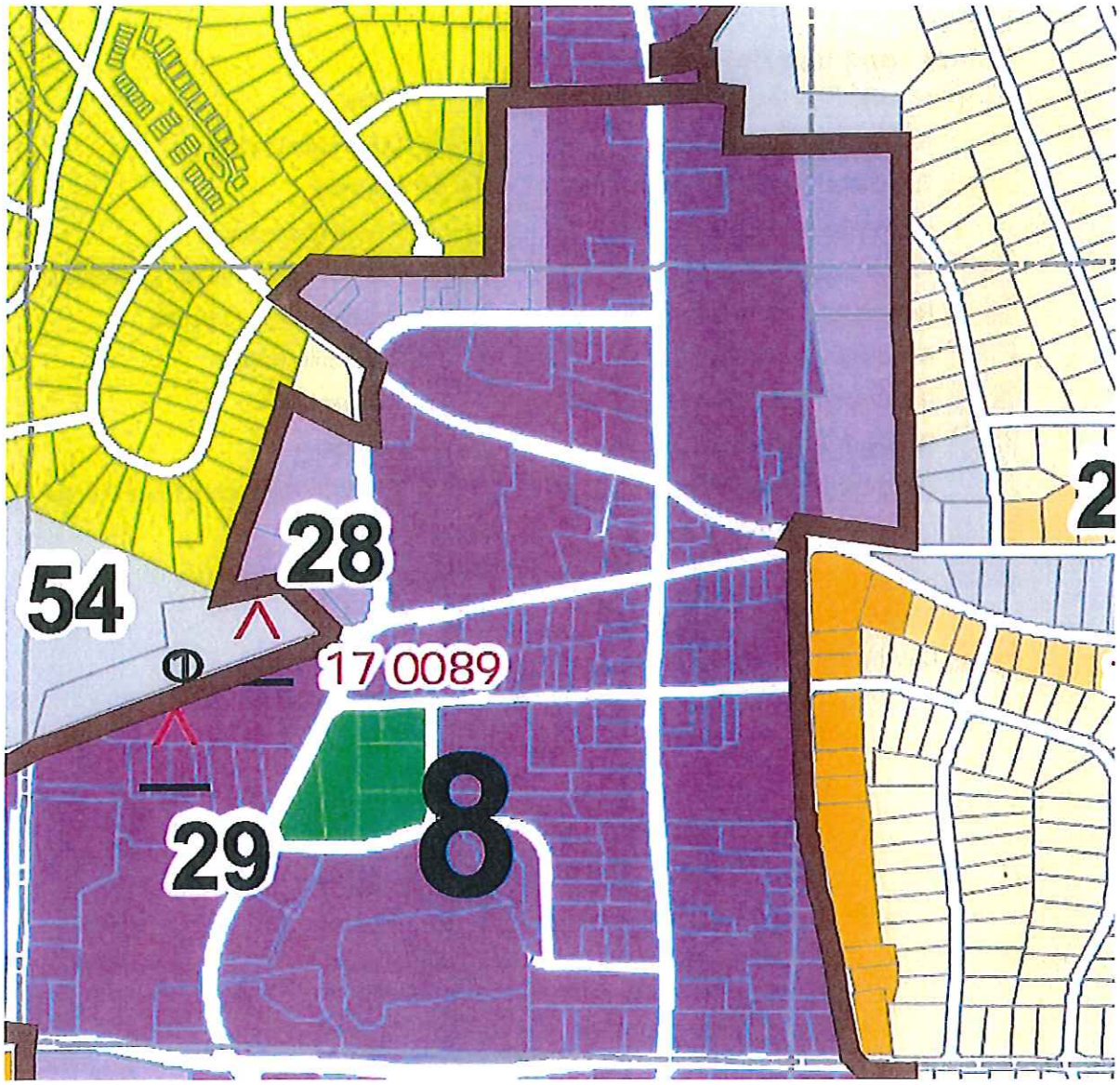
Because it is unclear what is actually planned by the Developer, it is currently uncertain as to whether this new modification will obstruct the Association members' access to the Mount Vernon Woods Community Pool and tennis courts through the eastern portion of the property. This access has been public, continuous, exclusive, uninterrupted, and peaceable for well over twenty (20) years and the Association is entitled to this access as a matter of right. *See* O.C.G.A. §§ 44-5-161 and 44-5-163.

Based upon the foregoing, the Association believes that the Project should be rejected in its current form.

II. IDENTIFICATION OF MINOR CONCESSIONS MADE BY DEVELOPER TO THE ASSOCIATION

The Developer has agreed not to place a new detention pond directly adjacent to the Mount Vernon Woods Community. The Developer has also prepared an outline for a potential agreement concerning the buffer on the eastern portion of the Project. Despite several meetings with the Developer, there is still insufficient information to determine whether this new plan would be acceptable to the Association.

EXHIBIT A



Abaray, Linda

From: The Plumlys <plumly5@att.net>
Sent: Wednesday, November 05, 2014 10:06 PM
To: Abaray, Linda
Subject: Apartment development/Mt. Vernon Woods

The proposed 300+ apartment development in the Marshall's shopping center is ludicrous.
That area cannot handle any more traffic. No area in Sandy Springs can handle more traffic! Have you tried driving along Roswell Road between 5 pm and 7 pm on any given day?
I grew up in MVW, and currently live a mile from the neighborhood. As a native who knows many, many residents, I can assure you that NO ONE wants any more apartments in Sandy Springs!
This idea is insane. I urge City Council to listen to the residents.
Apartments along Roswell Road have been a blight on Sandy Springs since the 1970s. Please listen to the residents on this matter.

Abaray, Linda

From: William Turner <williamt75@gmail.com>
Sent: Friday, November 07, 2014 7:29 AM
To: Abaray, Linda
Subject: Apartments @ Marshalls plaza

Please do not support the developer's petition as it seems to be in violation of Sandy Springs' comprehensive plan.

Concerned neighbor & Sandy Springs resident since 1975,

William Turner
6414 Colebridge Rd
404.931.3764

Abaray, Linda

From: Nancy Mingo <nncym@yahoo.com>
Sent: Wednesday, November 05, 2014 3:11 PM
To: Abaray, Linda
Subject: Apartments Backing Up to MVW

Has the City done any studies regarding the impact these apartments will have on local traffic? As I live in the area I am already aware how vicious the traffic is already. Do you also live in this area?

Sent from Yahoo Mail on Android

Abaray, Linda

From: James Beddingfield <jbeddingfield79@gmail.com>
Sent: Wednesday, November 05, 2014 2:38 PM
To: Abaray, Linda
Subject: Apartments planned to replace Marshalls Plaza

Hi Linda,
I am a resident of Mount Vernon Woods neighborhood & would like to express my opposition to these apartments being considered in the current Marshall's shopping center. I am still upset about the giant HD billboard that streams advertisements into my home 24/7 at the north end of Cherry Tree Lane. I certainly don't want to have to deal with the extra congestion on an already clogged Roswell Road. I don't like the idea of them being this close to my neighborhood and I'm concerned about the impact of additional apartments on the public school system. While I don't have children yet I would like to have the best public schools available to me. At this point nobody has provided a compelling argument as to why this is a good idea.

Thanks for your consideration & feel free to contact me with any questions.
Jim Beddingfield
MVW resident since 2011

Abaray, Linda

From: bobby@hmsolutionsinc.com on behalf of Bobby S.D. <bdansingani@gmail.com>
Sent: Wednesday, November 05, 2014 3:15 PM
To: Abaray, Linda
Subject: Apartments planned to replace Marshalls

Is this really what we need??? Arent existing apartment communities creating more problems, crime, etc?

I thought we were trying to make Sandy Springs have a small town feel similar to Historic Roswell.

Don't we have enough apartments and not enough homes? I don't live in the neighboring community where I will have to deal with the noise and eye sore this apartment complex will provide, but this is the last kind of development we need.

We need more businesses to come in and more tourists want to visit. Think Seranbe!

Just my two cents. Hope to see Sandy Springs flourish and not end up looking like another suburban community.

Bobby

Abaray, Linda

From: Scott McCulley <s.mcculley@comcast.net>
Sent: Friday, November 07, 2014 4:57 PM
To: Abaray, Linda
Subject: Apt Complex Roswell Rd Abutting Mt Vernon Woods

Dear Ms. Abaray,

I live in Mt Vernon Woods Subdivison comprised of over 255 single family homes on beautiful wooded lots in Sandy Springs. It is one of the oldest and most vibrant and active subdivisions that has supported Sandy Springs master plan over the years. We have won several beautification awards in keeping the neighborhood and Sandy Springs updated and vibrant. It is composed of all age groups-young marrieds, singles, adults approaching retirement and retirees. Many residents have owned more than one home as their family sizes have changed over the years. We have a real sense of community and togetherness-it is everything a neighborhood should be.
We are very opposed to the development of the proposed high rise multi-family apartments in the Marshall's shopping center. This invades and penetrates our neighborhood and shadows many homes of sunsets, privacy, and safety and property values. Sandy Springs has far too many apartments already compared to single family homes. There must be a balance. Traffic will be out of control on Roswell Rd-already overtaxed, water runoff into our creek will more polluted and suseptable to flooding. Its getting bad already. Keep it retail with restaurants, shopping, etc. It is only a block away from the new City Center proposed. Don't ruin whats good for the New Sandy Springs.

Best Regards,
Scott

Scott McCulley
6570 Sentry Hill Trail
Sandy Springs, GA 30328
Phone- H: 404-252-3523
C: 770-312-3523
Fax- 1-678-609-4751
s.mcculley@comcast.net

Abaray, Linda

From: Jim Connah <jconnah@gmail.com>
Sent: Thursday, November 06, 2014 12:01 PM
To: Abaray, Linda
Cc: Gabriel Sterling; Robert Beard; dgrantham@comcast.net; ben.sawyer@sutherland.com; ocope10562@aol.com; cdodder@gmail.com; bruce maclane; beckyshelly; Scott McCulley; Chuck Cagle; David Shy
Subject: Apt. complex abutting Mount Vernon Woods

Dear Ms. Abaray:

When I voted in favor of a city of Sandy Springs after a lifetime living here in Fulton County, I did so in the hopes it would eventually become a Greenwich, CT-type town due to the many blessings we already enjoyed re: upscale tax base and well-educated citizenry. Very few communities are so lucky in this regard. So to consider making it like, say, Jonesboro in Clayton County, is a bad move. I am in my 60s and hope to live in Mount Vernon Woods another 20 years or so. What I know for sure about Roswell Road at the Mimms-Hudson Grill location is it won't improve anything about our community dumping a lot more cars on the street at that point. And it sure won't build the health of our Sandy Springs community by having an even larger transient population as apartments generally bring with no real investment in the overall future health of our city.

Thank you for your service to Sandy Springs,

James Cameron Connah
6422 Cherry Tree Lane
Sandy Springs, GA 30328

CHAPTER 1: VISION, CHARACTER AREAS AND LAND USE

OVERVIEW

Under the state's local planning requirements, a "citywide" vision statement is optional. The state's planning rules contemplate that a citywide vision, if desired by a local government, be developed during implementation of the formal Community Participation Program (which includes three visioning forums to be scheduled). In the case of the Sandy Springs Citizens Advisory Committee (CAC), it was determined early in its deliberations (July-August 2006) that establishing a citywide vision was essential to the planning process. Hence, although not contemplated in state rules to be included as part of the Community Assessment, the Community Assessment Report contained a statement of citywide vision which was refined and approved by the CAC.

During the review process of the Community Assessment, which contained a citywide vision statement, one additional comment was received which has been incorporated into the vision statement:

CITYWIDE VISION

Sandy Springs will continue to be characterized by residential neighborhoods of predominantly single-family, detached homes at low densities. The City will strive to ensure that existing single-family neighborhoods will continue to be characterized by large lots, substantial tree cover, and low vehicular traffic.

Representative of Sandy Springs neighborhoods, this photo shows a detached dwelling at low density with substantial tree cover and low vehicular traffic

Limited infill development will occur within the city's single-family neighborhoods. Redevelopment within single-family neighborhoods may take place through "tear downs" of older, smaller homes and replacement with single-family houses at compatible densities as provided in the revised future land use plan. These neighborhoods will receive a minimal share of the City's projected population and employment increases.

A new home on an older home site along Mt. Vernon Parkway; further right, another infill home under construction

Sandy Springs will prepare and implement a comprehensive approach to reshape and redevelop suburban-style, auto-oriented land use patterns along Roswell Road into more compact, mixed-use, pedestrian-friendly places that are well served by bicycle, pedestrian, and public transit facilities, relieved from traffic congestion by a defined grid network of streets, and anchored by civic and institutional land uses, including a new Sandy Springs City Hall.

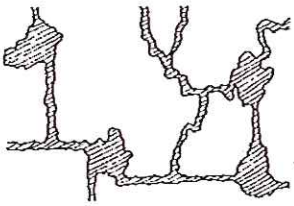
Representative pedestrian-friendly redevelopment in Sandy Springs

The City will use principles of place making to build on its prior efforts, such as the Roswell Road streetscape demonstration project and designation of a Main Street area for a Town Center. As appropriate, transitional residential neighborhoods will be integrated into redevelopment projects that front on the road corridor. The Roswell Road corridor will be further delineated into distinct corridor segments, centered on major east-west intersecting roads, guided by redevelopment plans and specially designed implementing regulations. The corridor will receive a substantial share of the City's projected population and employment increases.

Sandy Springs will concentrate a majority or substantial share of the projected population and employment increases within designated live/work centers. The City will promote the increase of its tax base, employment opportunities, and business growth. Development and redevelopment in designated live/work centers will provide more housing in live/work centers and will emphasize connectivity to MARTA stations as central points of activity and mobility.

One of the entrances to Sandy Springs MARTA Station, to which employees of multi-story office buildings have access.

Streams in the City will be protected, and the forested character of the City will be maintained. Sandy Springs will acquire more green and open spaces, connecting parks, work places, destinations, and neighborhoods, and forming a citywide system.



A citywide system of connected parks, greens and open spaces.

Chattahoochee River at Ray's on the River in the Powers Ferry area.

Sandy Springs is committed to Americans with Disabilities Act (ADA) compliance and the provision of accessibility in programs, services and facilities. Sandy Springs will consider accessibility as a foundation in all planning, design, and implementation efforts.

CHARACTER AREA MAP AND DESCRIPTIONS

The Community Assessment Report, which was adopted January 16, 2007, contained a map titled "Preliminary Visionary Character Areas." That map was used to inform the development of the Community Agenda and the City's Future Land Use Map, which the City considers the "future development map" for purposes of compliance with state administrative rules for local planning. This Community Agenda includes the visionary character area map in order to comply with minimum state requirements for a future development map. The primary purpose of the visionary character area map, in the case of Sandy Springs, was to identify general areas that have some common threads (e.g., design features, commonalities of the built environment, shared natural resources, etc.). The visionary character area map provided a basis for reviewing land use policies; however, the Future Land Use Map (see discussion later in this chapter) is considered more relevant to Sandy Springs for ongoing management of future development patterns and establishing short-term implementation measures, since the City's zoning ordinance and development regulations continue to be the primary means of implementation of the City's vision for development. Due to the potential overlap and possible complications of too much data on one map, the visionary character area map has not been shown as an overlay to the Future Land Use Map; however, the concept of "protected neighborhoods" has been used to develop a separate Protected Neighborhood Map for future reference and can be found in this section.

Character-Defining Features

The following list provides several but not all of the major design features and land use characteristics that help planners and citizens delineate areas with unique character. That character may be based on existing development, and/or it may result more from the vision of what the City wants these areas to become in the future.

- Suburban versus more urban intensities
- Single-function land use versus mixed or multiple function land uses
- Surface versus deck parking
- Building orientation removed from or close to the roadway
- Orientation to patrons in automobiles or pedestrians via rail and/or bus transit
- Grid pattern versus curvilinearity of public and private streets
- Disconnectedness versus connectivity and relation to surroundings
- Lack of identity and uniqueness versus special design features and amenities (e.g., streetscapes) that add to sense of place
- Redevelopment prospects (unlikely, anticipated, encouraged)
- Jobs-housing relationship (balanced, unbalanced)
- Implementation of State Quality Community Objectives (see glossary for QCO definition)
- Special implementation measures now used or to be implemented.

List of Character Areas

Table 1.1 that follows provides a list of character areas identified for inclusion in the Community Agenda as required by the state's planning rule 110-12-1-.03 and as applicable to an analysis of these areas for Sandy Springs. Table 1.2 provides a comparison of character defining features for the proposed conservation and predominantly residential character areas. Table 1.3 provides similar information for nonresidential/ mixed use character areas.

Table 1.1
Visionary Character Areas

1. Conservation	4. Urban Residential	7. Town Center Redevelopment
2. Master Planned Community	5. Mixed Use – Neighborhood Scale	8. Employment
3. Protected Neighborhood	6. Mixed Use – Community Scale	9. Regional Transit-Oriented Activity Center

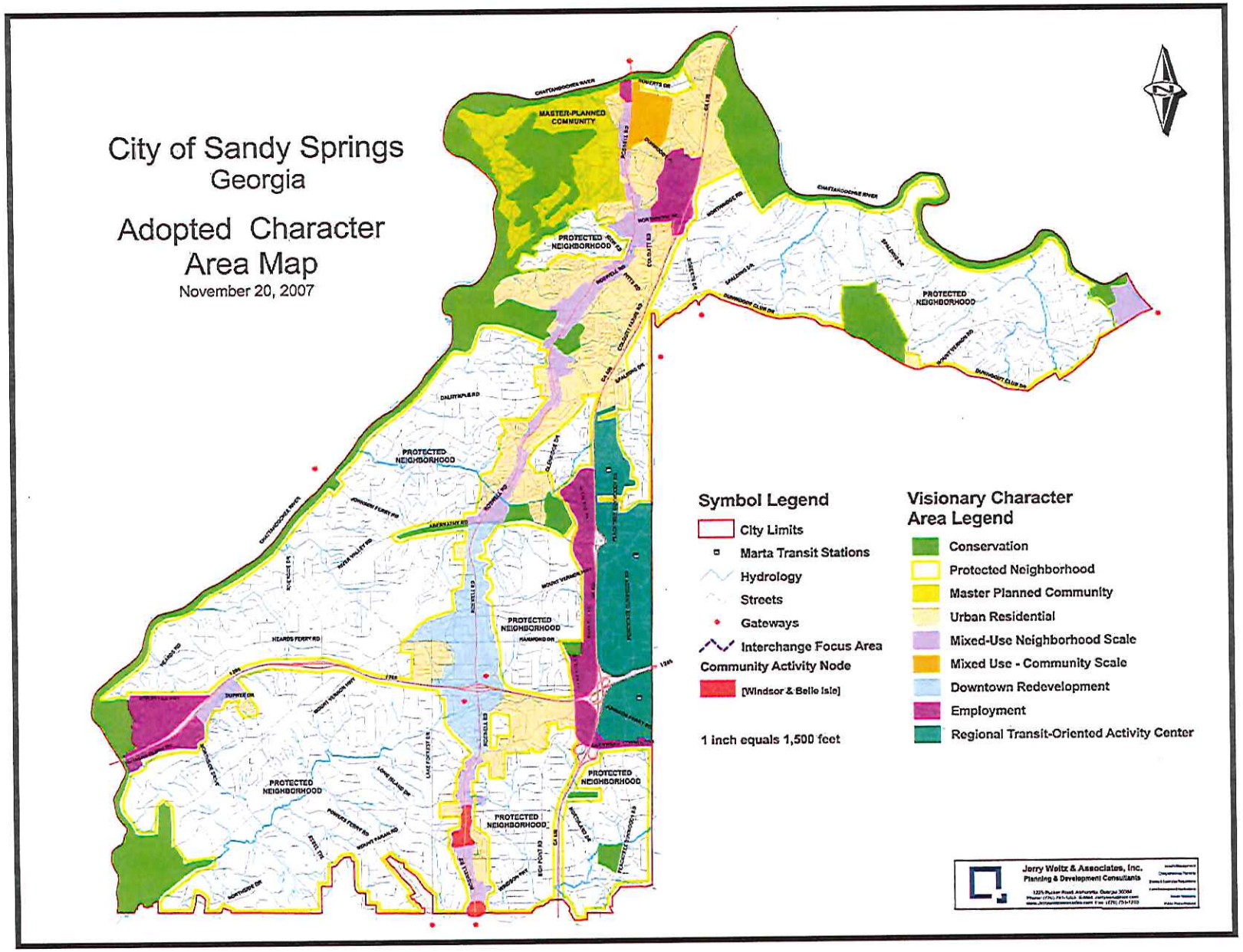
Table 1.2
Comparison of Character Defining Features
Conservation and Predominantly Residential Character Areas

Character-Defining Feature	Conservation	Master Planned Community	Protected Neighborhood	Urban Residential
1. Suburban versus more urban intensities	N/A	Suburban, low density	Suburban, low density	Urban
2. Single-function land use versus mixed land uses	N/A	Single-function, with open space; single housing type	Single-function; single housing type	Single-function, mostly single housing type
3. Surface versus deck parking	Surface, gravel preferred	Surface parking only	Surface parking only	Surface parking only
4. Building orientation removed from or close to corridor	N/A (sensitive to environment)	Spacious setbacks from subdivision streets	Spacious setbacks from subdivision streets	Setback 30 feet or more from highway right-of-way
5. Orientation to patrons in automobiles or pedestrians via rail and/or bus transit	N/A	Automobile oriented	Automobile oriented	Automobile oriented with pedestrian amenities
6. Grid pattern versus curvilinearity of public and private streets	N/A	Curvilinear	Curvilinear with cul-de-sacs	Grid pattern with some curvilinear designs
7. Disconnectedness versus connectivity and relation to broader whole	Connection to other green space	Connected via golf course; streets are disconnected (cul-de-sacs)	Disconnected (cul-de-sacs)	Internal connectivity but external disconnectedness
8. Lack of identity and uniqueness versus special design features and amenities	N/A; Natural features only	Unique through master planning features	Subdivisions lack individual identities and special design features except at entrances	Developments lack individual identities except at entrances
9. Redevelopment prospects (unlikely, anticipated, encouraged)	N/A	Not anticipated	Not anticipated	Not anticipated for most complexes; encouraged for more obsolete complexes
10. Jobs-housing relationship (balanced, unbalanced)	N/A	Unbalanced in favor of housing	Unbalanced in favor of housing	Unbalanced in favor of housing
11. Overarching Principle	Environmental Protection	Neighborhood Protection	Neighborhood Protection	Maintain Stability

Table 1.3
Comparison of Character Defining Features
Predominantly Non-Residential Character Areas

Character-Defining Feature	Mixed Use – Neighborhood Scale	Mixed Use – Community Scale	Town Center Redevelopment	Employment	Transit-Oriented Activity Center
1. Suburban versus more urban intensities	Suburban	Suburban to urban rede-velopment	Urban	Suburban and Urban	Urban
2. Single-function land use versus mixed land uses	Pedestrian retail and mixed uses including housing and offices above retail	Commercial and residential areas are mostly single-function but connected	Mixed uses through redevelopment	Offices with limited commercial integrated into office buildings	Predominantly mid- and high-rise offices but with mixed uses strongly encouraged
3. Surface versus deck parking	Surface parking only	Deck parking most suitable	Both surface and deck parking	Usually deck parking	Predominantly deck parking
4. Building orientation removed from or close corridor	Pedestrian retail and mixed use buildings frame the corridor	Mixed-use buildings close to street in activity centers	No or little setback from corridor and internal streets	Usually set back from roads and centered on site	No or little setbacks; oriented to transit
5. Orientation to patrons in automobiles or pedestrians via rail and/or bus transit	Pedestrian orientation takes precedence over automobile access	Combination of auto and pedestrian/ transit orientation	Pedestrian orientation to bus transit takes precedence over automobile access	Automobile oriented	Pedestrian orientation to rail and bus transit takes precedence over automobile access
6. Grid pattern versus curvilinearity of public and private streets	Grid pattern of short streets and blocks are encouraged	Grid pattern with some curvilinear designs	Grid pattern of short streets and blocks are encouraged	N/A – usually oriented to highway interchanges	Grid pattern of short streets and blocks are encouraged
7. Disconnectedness versus connectivity and relation to broader whole	Connected to adjacent development	Connections between uses and developments	High level of connectivity among uses and development	Usually self-contained without significant connections to adjacent uses	High level of connectivity among uses and development
8. Lack of identity and uniqueness versus special design features and amenities	Identity and uniqueness is achieved through compactness and special features	Anticipated and encouraged	Identity and uniqueness is achieved through compactness and special features	Multi-story building height is a defining feature	Identity and uniqueness is achieved through compactness and special features
9. Redevelopment prospects (unlikely, anticipated, encouraged)	Anticipated and encouraged	Anticipated and encouraged	Encouraged through formal public-private means	Unlikely	Some redevelopment and retrofit
10. Jobs-housing relationship (balanced, unbalanced)	Improve imbalance of jobs with new housing	Prospects for balance through redevelopment	Provide balance of jobs and housing	Heavily unbalanced in favor of jobs	Improve imbalance of jobs with new housing
11. Overarching Principle	Identifiable Mixed Use Node	Mixed use	Create a Mixed-use Town Center	Multi-story employment	Regional Mixed Use Destination/ Employment Center

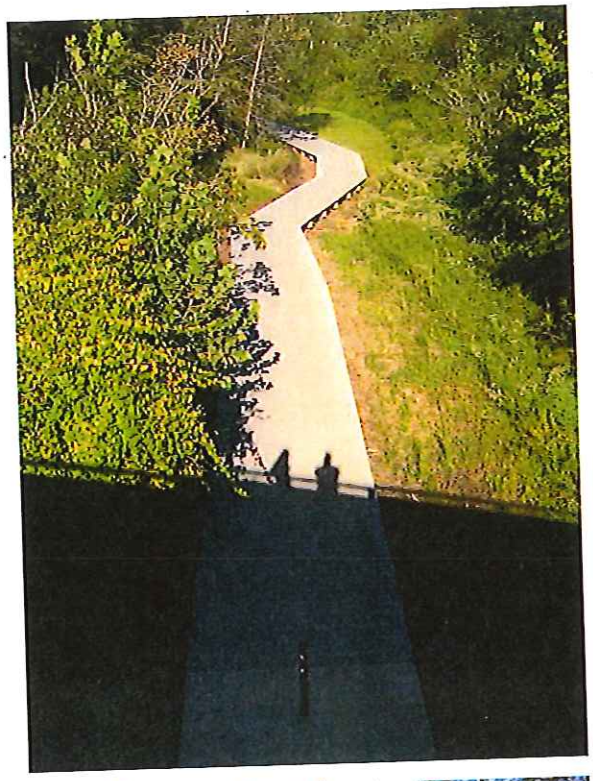
SANDY SPRINGS GEORGIA



The descriptions that follow offer examples that can be found in Sandy Springs that meet the Character Defining Features listed above in Tables 1.2 and 1.3. Other illustrations are also included to describe the concepts important to the community's potential future design.

Conservation

This area corresponds with major public park lands and private park lands. Major features include federally owned greenspaces along the Chattahoochee River.



- Land Uses: Few if any land uses other than passive recreation and public and private park spaces.
- Character: Natural environment with some recreational amenities
- QCOs Implemented: Environmental Protection; Open Space Preservation; Regional Identity
- Implementation: Floodplain management overlay; Metropolitan River Protection Act and Regional River Plan; Recreation and Park Master Plan; Tributary Buffer Ordinance; Tree Conservation Ordinance

Cochran Shoals, Powers Island unit of the Chattahoochee River National Recreation Area

Protected Neighborhood

This category applies throughout Sandy Springs and encompasses the largest land area of any character area. It is represented by conventional, suburban subdivisions of exclusively detached, single-family homes. The design of these neighborhoods is mostly conventional suburban, usually with curvilinear streets and cul-de-sacs. Densities range from less than one unit per acre to approximately three units per acre, though some subdivisions may be slightly higher densities.

Within this character area, no zoning changes will be permitted for higher densities than those designated on the future land use plan (to be revisited and readopted), and no uses other than detached, single-family residences and supporting institutional or recreational facilities serving the immediate neighborhood will be permitted. Protected neighborhoods will receive only a minor share of the citywide population increase projected during the next twenty years; limited amounts vacant land exists within these areas, so infill development is possible in some areas but limited overall. A significant amount of tree cover remains and through traffic is minimized.

Residents of a protected neighborhood along Roberts Drive express their discontent with a rezoning.

- Land Uses: Exclusively detached, single-family residential
- Character: Suburban, curvilinear with cul-de-sacs
- QCOs Implemented: Housing Opportunities; Sense of Place
- Implementation: Single-family zoning districts of varying densities

Master Planned Community

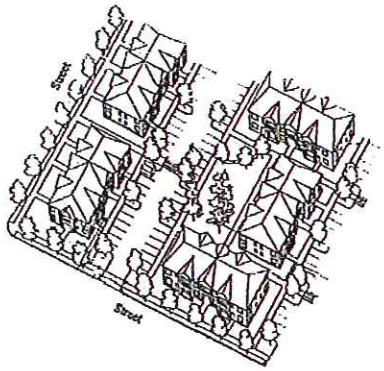
This category only has one application in Sandy Springs – the Huntcliff master planned community. Master-planned communities are planned at a scale of several hundred acres at minimum, and incorporate green space and/or recreation. In the case of Huntcliff, the community is designed around a golf course (shown as conservation on the character area map) and the Chattahoochee River.

- Land Uses: Predominantly detached, single-family residential
- Character: Suburban, master planned
- QCOs Implemented: Open Space Preservation, Housing Opportunities
- Implementation: Community Unit Plan zoning district

Urban Residential

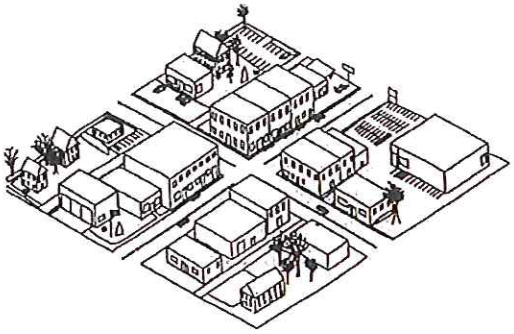
This category applies to higher-density residential developments, mostly apartments. Densities are generally at least eight (8) units per acre with most complexes developed at densities of 12 to 14 units per acre. Some townhouse developments also exist within this category, usually at lower than average densities. These character areas are located within or adjacent to the Roswell Road corridor or in between GA 400 and Roswell Road. Character consists mostly of "garden style" apartments. In the case of fee-simple townhouses, character consists of small, narrow lots (20' by 100' typical) oriented to a public or private street grid pattern. These areas may undergo some rehabilitation of housing units over time, or conversion to condominiums. Redevelopment of obsolete complexes is considered desirable, in order to improve neighborhood conditions. Some apartment complexes may convert to condominiums. With regard to their character, urban residential areas are served mostly by private streets, and some apartment complexes provide their own amenities. Very little vacant land exists within these character areas. Land uses other than multi-family are unlikely, although institutional and recreational facilities serving the developments may exist or be permitted. Redevelopment of urban residential may properly integrate neighborhood-serving retail and services uses. Some of these communities may be gated (restricted access). Most of these areas are within walking distance to bus transportation (i.e., along the Roswell Road corridor).

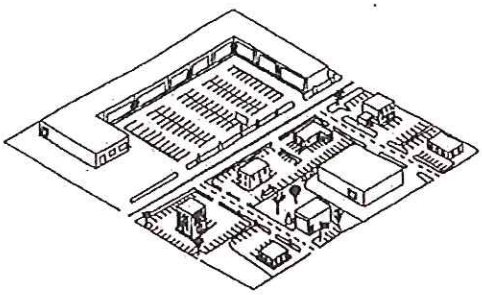
- Land Uses: Predominantly multi-family housing
- Character: Urban
- QCOs Implemented: Housing Opportunities; Transportation Alternatives
- Implementation: Multi-family zoning districts of varying densities

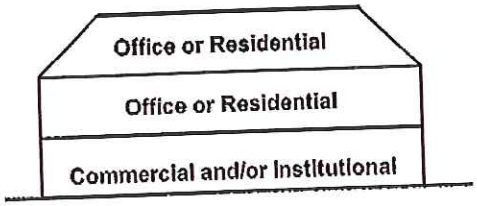


Mixed Use – Neighborhood Scale

This character area corresponds primarily to properties along Roswell Road. A wide variety of land uses exists within areas designated as neighborhood-scale mixed use. Currently, though different land uses may exist, few if any of them are presently developed as horizontally integrated and connected mixed uses. Therefore, the mixing of uses will take place in the form of redevelopment that adds additional height, appropriate building intensities, and residential uses. The scale of redevelopment remains one that will serve immediate residential neighborhoods, however, as opposed to a community or regional market.

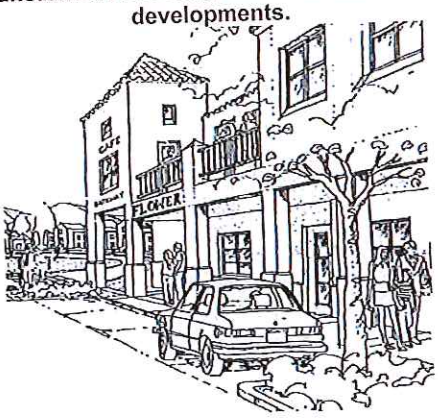






- Land Uses: Predominantly commercial uses, including highway businesses, some offices and institutions; but which through redevelopment will become pedestrian-friendly, mixed-use activity centers including residential uses, with intensities greater than that found in existing suburban commercial development but still compatible with abutting residential neighborhoods.

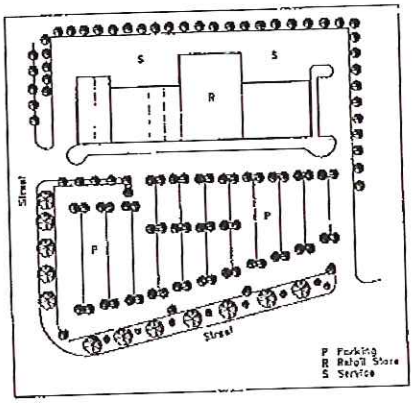
Conventional suburban development patterns can be transformed into neighborhood mixed-use developments.



- Character: Compact, pedestrian-friendly mixed-use, following principles of new urbanism
- QCOs Implemented: Appropriate Business; Employment Options; Sense of Place; Infill Development; Housing Options; Transportation Alternatives
- Implementation: Mixed use zoning districts or form-based codes; design review; public and private expenditures for art, signage, streetscape improvements, and other unique identifying amenities

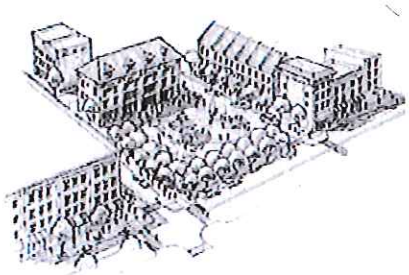
Mixed Use – Community Scale

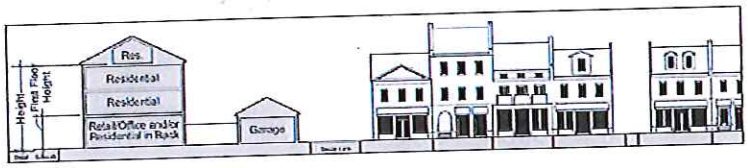
This character area is similar to the mixed use – neighborhood scale character area but with additional intensity. It applies to several (but not all) of the Live-Work nodes as shown on the proposed Future Land Use map. Existing development in this character area is primarily suburban shopping centers and multi-family complexes to the rear of the commercial corridor.



Conventional shopping center layouts offer opportunities for mixed-use redevelopment

The vision for the community-scale mixed use character area is one of redevelopment into pedestrian-friendly mixed-use centers. Existing shopping centers on larger parcels provide the best prospects for redevelopment at higher intensity with mixed uses with a pedestrian and transit orientation. Redevelopment may require the introduction of parking decks, since new buildings are likely to replace some of the surface parking, particularly within existing suburban shopping centers.

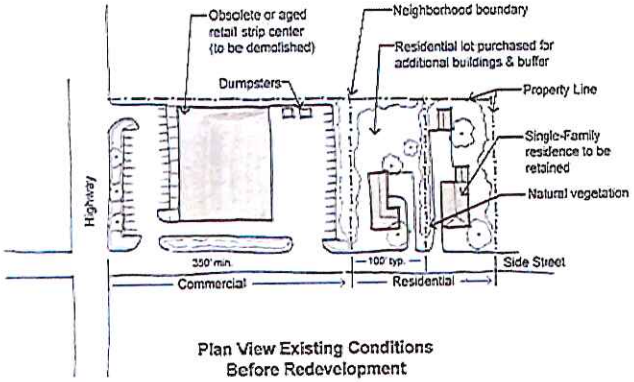




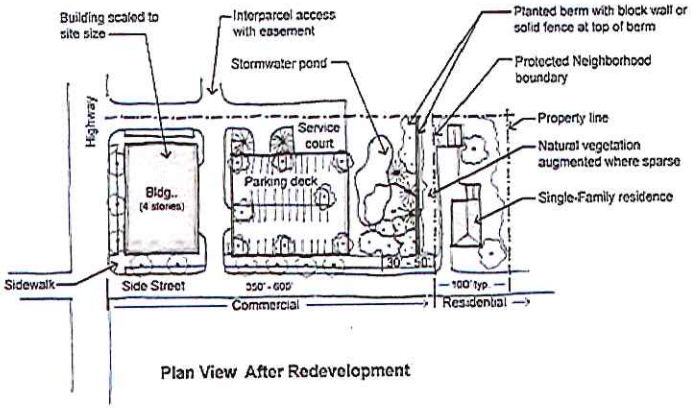
The vision also includes refurbishment and redevelopment of multi-family complexes for higher quality residences, at greater density and height than provided in existing complexes. Attention will be given during redevelopment to connections between the mixed-use areas and predominantly multi-family residential (redeveloped) complexes.

- Land Uses: Suburban shopping centers redeveloped into compact, mixed-use activity centers; Multi-family complexes redeveloped for higher-end, higher density housing
- Character: Redevelopment following principles of New Urbanism
- QCOs Implemented: Regional Identity; Appropriate Business; Employment Options; Housing Opportunities; Transportation Alternatives; Sense of Place
- Implementation: Mixed-use redevelopment zoning; multi-family redevelopment zoning; form-based code

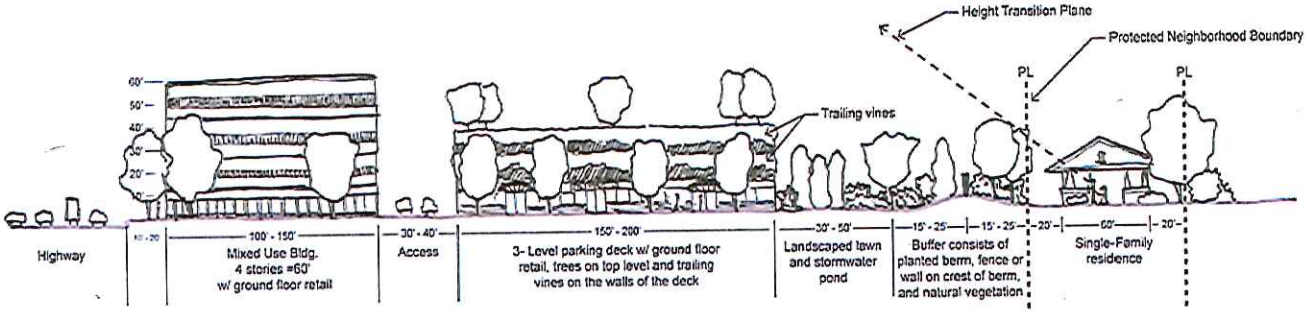
The map illustration that follows provides a "Before and After" overview of existing conditions for a typical auto-oriented retail development prior to redevelop as a more compact and better utilized land area with interparcel access, appropriate storm water facilities and improved buffering between adjacent land uses.



Plan View Existing Conditions Before Redevelopment



Plan View After Redevelopment



Redevelopment Elevation View from Side Street

Jerry Weitz & Associates, Inc.
Planning & Development Consultants

SANDY SPRINGS GEORGIA

Employment

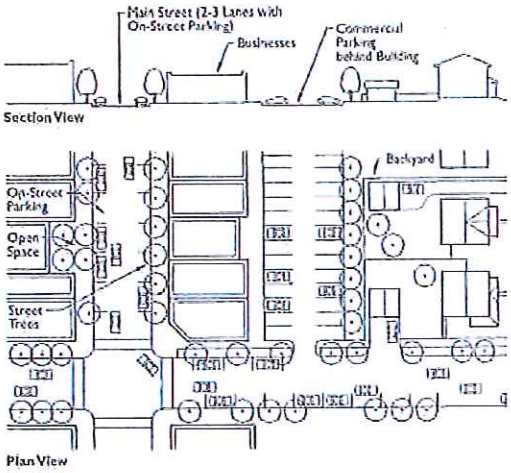
This category corresponds with areas in Sandy Springs near Interstate 285 (at Powers Ferry) and SR 400 that have been developed primarily with multi-story office towers. Some commercial uses may also exist in these developments. The character of these areas is one where the development pattern focuses on cars, though provisions for accommodating pedestrians are provided. Development in this district usually has a campus-type environment, with edges defined by generous landscaping and buildings set back far from the road. Residential development does not exist in employment centers, but the introduction of housing within or close by achieves objectives of more balanced jobs and housing mix in these locations. Parking is provided primarily in decks. Some employment areas are lower intensity, single-story office and business parks. These districts are close to commercial areas and are generally served by bus transit.

- Land Uses: Predominantly office and institutional uses, though some neighborhood commercial uses may also exist
- Character: Urban, campus style setting
- QCOs Implemented: Appropriate Business; Employment Options
- Implementation: Office and business park zoning district

Town Center Redevelopment

This area is currently being defined through discussions between the Mayor and City Council and the Citizens Advisory Committee. Its actual boundaries are not established at this point; however, it may potentially cover an area along Roswell Road from Glenridge Road at the south, across Interstate 285, to Abernathy Road, although it will likely be a more compact area. Boundaries currently under discussion define Town Center as Cliftwood north to Vernon Woods, west to Sandy Springs circle, and east to Boylston. Presently, some pedestrian amenities exist and streetscape improvements have been installed or are planned. Sandy Springs' Town Center will be the subject of concerted efforts to redevelop properties into compact, pedestrian-friendly mixed use developments, on a scale and intensity that is greater than neighborhood-scale and community-scale mixed use character areas. The Town Center is served by bus transit. At the time of redevelopment, automobile parking will focus on structured parking decks, underground parking and parking at the rear of commercial uses. Shared parking in the form of common multi-user parking lots may also be an option.

- Land Uses: Predominantly commercial uses in pedestrian retail districts, along with some offices and institutions; intensities are greater than that found in neighborhood- and community-scale mixed-use character areas
- Character: Compact, pedestrian-friendly mixed use, following principles of new urbanism; civic institutions attain prominence through urban design principles
- QCOs Implemented: Appropriate Business; Employment Options; Sense of Place; Infill Development; Housing Options; Transportation Alternatives
- Implementation: Mixed use zoning districts; design review; public and private expenditures for art, signage, streetscape improvements, and other unique identifying amenities



City Walk - Hammond Dr.

Within the Town Center redevelopment character area, there is an "interchange focus area" that overlays property surrounding the interchange of Roswell Road and Interstate 285. The purposes of designating the interchange focus area within the Town Center redevelopment district are threefold. First, ongoing studies of I-285 and public transit suggest that the interchange may receive upgraded transit service of some sort. Secondly, the focus area may be developed at higher intensities than other parts of the Town Center redevelopment district. Third, within the interchange focus area it is recognized that pedestrian-oriented retail and "walkability" is difficult to achieve given the function of the highway interchange.

In-fill Multi-Use development at Hammond Dr.

- Newly constructed brick multi-use development is located along Hammond Road
- This large complex features a national grocery chain and many retail and office units
- Building placement is at the right-of-way of Hammond Drive and incorporates on-street parking
- Newly constructed streetscape along Hammond Drive features many street trees, street lamps, benches, and decorative paving
- Representative of "Downtown Redevelopment" Character Area

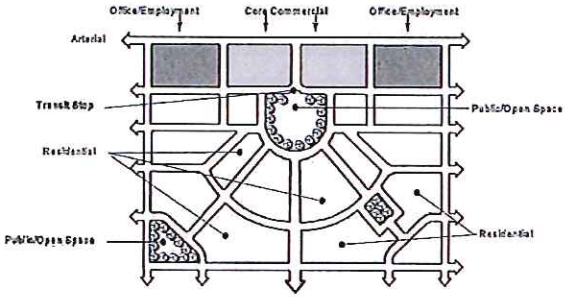
Businesses in Downtown Redevelopment area

- New streetscape has been installed on Roswell Road between Johnson Ferry Road and Hammond Drive according to adopted design standards
- Includes wide sidewalks, pedestrian scaled street lamps, street trees, landscape buffers, low stone walls to separate parking and pedestrian facilities, decorative paving, benches and permanent trash receptacles
- Representative of "Downtown Redevelopment" Character Area

Regional Transit-Oriented Activity Center

This designation corresponds with one large regional employment center between SR 400 and the DeKalb County line. It joins the Perimeter Mall area in DeKalb County. This area includes the Perimeter Center Community Improvement District (CID) in Fulton County. Development consists of high-intensity, mid- and high-rise office towers, and an orientation to (and connection with) MARTA rail stations.

In the parts of this district not within reasonable walking distance of MARTA rail stations, development is or will be oriented toward bus transit available along major corridors. Residential development currently exists in parts of the activity center but is developed as single use rather than multiple or mixed uses. However, mixed use developments have zoning approval, and some are underway. These areas do not necessarily have uses mixed on the same property or site presently, though mixed-use redevelopment is strongly encouraged if not required.



The area is also out of balance, with many more jobs than housing, and concerted efforts will be made to balance the jobs and housing on existing properties and within the center's boundaries as a whole.

- Land Uses: Predominantly mid- and high-rise office buildings with supportive retail commercial uses, along with some offices and institutions; intensities are greater than that found in neighborhood and community mixed use character areas
- Character: Compact, pedestrian-friendly mixed use, following principles of transit-oriented development
- QCOs Implemented: Appropriate Business; Employment Options; Sense of Place; Infill Development; Housing Options; Transportation Alternatives; Regional Cooperation and Regional Solutions with DeKalb County and the CID
- Implementation: Mixed use zoning districts; design review; public and private expenditures for art, signage, streetscape improvements, and other unique identifying amenities; Community Improvement District (CID)

FUTURE LAND USE PLAN MAP

Under the state's local planning standards, a future land use plan map is considered optional. Although optional under state rules, this map is considered essential in the case of Sandy Springs. The map will remain the most useful map in terms of making zoning decisions, since unlike the visionary character area map, it will provide specific recommendations for land uses on a parcel basis. It should be noted that the future land use plan map was the subject of considerable work by the Comprehensive Plan Citizens Advisory Committee (CAC), who met on March 26 and 28, and April 3 and 23 to review recommended revisions to the existing map adopted on June 20, 2006. The final revised map and the map documenting the recommended revisions are included following Table 1.4. Additional discussion was also held on the boundaries of the Town Center and Live Work nodes, which is provided on a node map and also included.

Table 1.4
Future Land Use Plan Map Categories

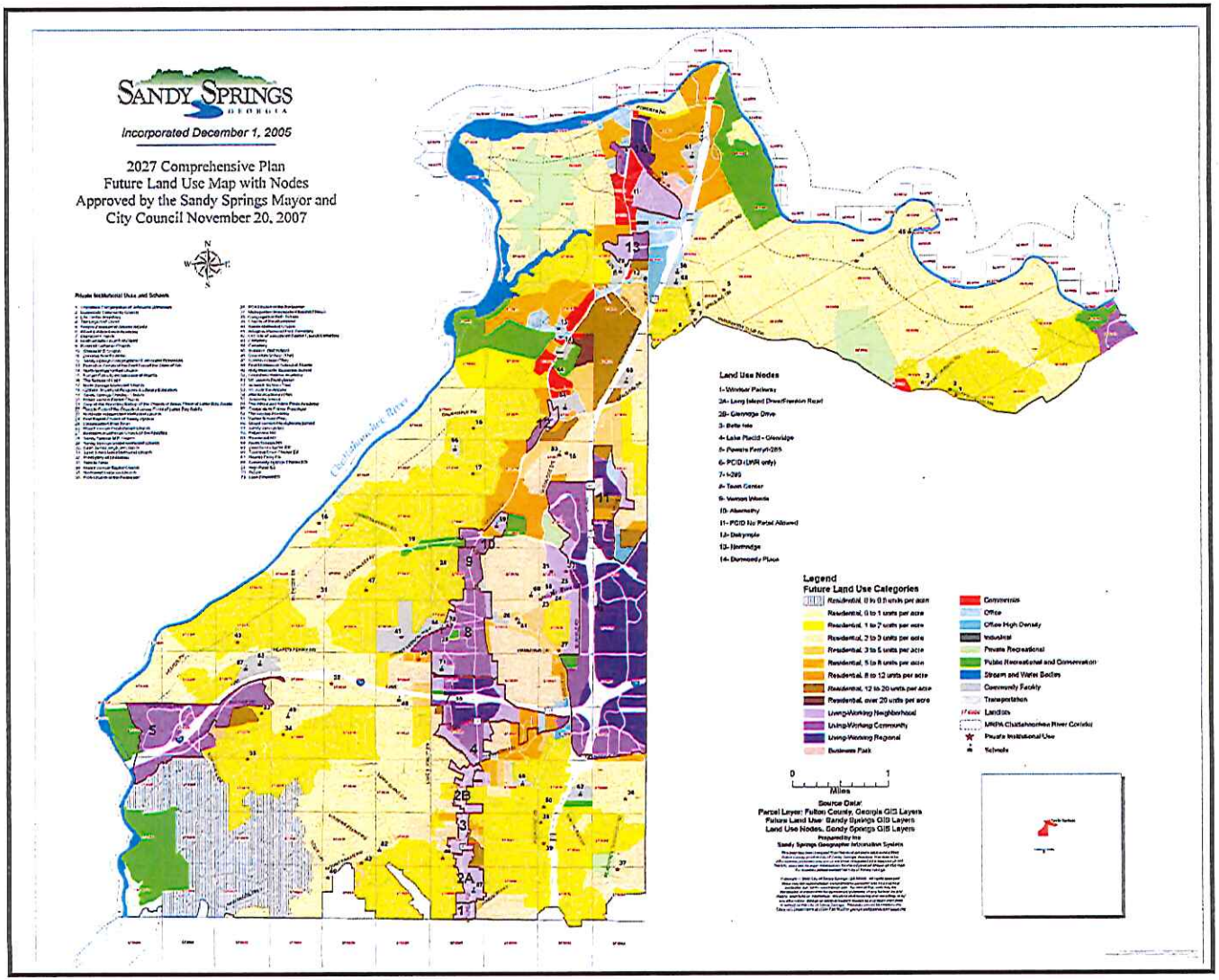
Abbreviation	Name of Category
1. R0-0.5	Residential, 0 to 0.5 Unit per Acre
2. R0-1	Residential, 0 to 1 Unit per Acre
3. R1-2	Residential, 1 to 2 Units per Acre
4. R2-3	Residential, 2 to 3 Units per Acre
5. R3-5	Residential, 3 to 5 Units per Acre
6. R5-8	Residential, 5 to 8 Units per Acre
7. R8-12	Residential, 8 to 12 Units per Acre
8. R12-20	Residential, 12 to 20 Units per Acre
9. R20+	Residential, 20+ Units per Acre
10. P-I	Public-Institutional
11. TCU	Transportation/Communication/Utilities
12. O	Office
13. OH	Office – High Intensity
14. C	Commercial
15. BP	Business Park
16. LWN	Living Working Neighborhood
17. LWC	Living Working Community
18. LWR	Living Working Regional
19. PRC	Park/Recreation/Conservation

SANDY SPRINGS GEORGIA

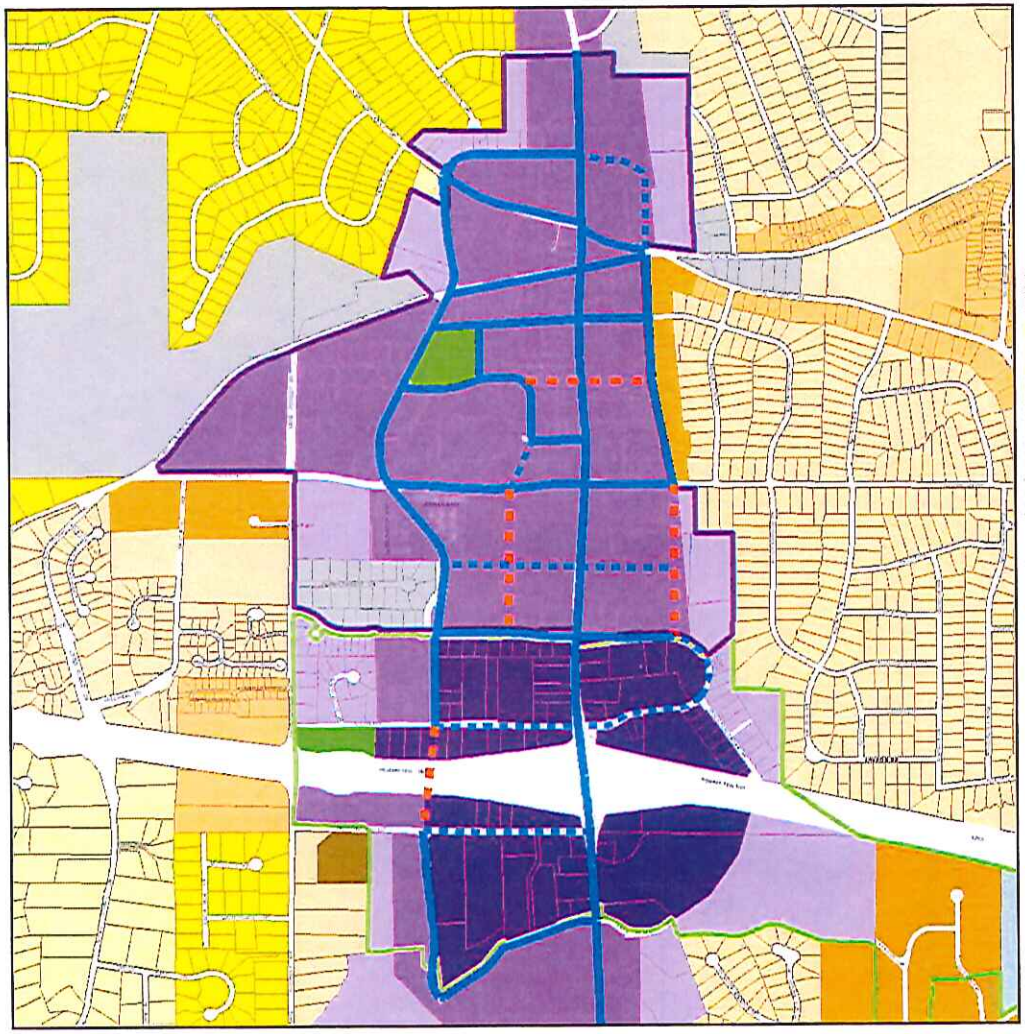
TABLE 1.5: CITY OF SANDY SPRINGS
FUTURE LAND USE DESIGNATION/ZONING DISTRICT CLASSIFICATION COMPARISON TABLE
UNOFFICIAL – FOR USE AS A GUIDE ONLY

Future Land Use		Recommended Density	Corresponding Zoning District	Minimum Lot Area per Unit	Maximum Density Allowed by Zoning (Units per Acre)
R0-0.5	Residential	0 to 0.5 units per acre	R-1	2 acres	0.50
R0.5-1	Residential	0.5 to 1 units per acre	R-2	1acre	1.00
			AG-1	1 acre or 3 acres See Zoning Ordinance	0.50 or 0.33 See Zoning Ordinance
R1-2	Residential	1 to 2 units per acre	R-2A	27,000 sq. ft.	1.61
R2-3	Residential	2 to 3 units per acre	R-3	18,000 sq. ft.	2.42
			R-3A	18,000 sq. ft.	2.42
R3-5	Residential	3 to 5 units per acre	R-4A	12,000 sq. ft.	3.63
			R-4	9,000 sq. ft.	4.84
			R-6	9,000 sq. ft.	4.84
			CUP (single family)	See Zoning Ordinance	5.00 See Zoning Ordinance
			NUP	4,000 sq. ft.	5.00
R5-8	Residential	5 to 8 units per acre	R-5	7,5000 sq. ft.	5.81
			MHP	See Zoning Ordinance	5.50 See Zoning Ordinance
R8-12	Residential	8 to 12 units per acre	R-5A	4,000 sq. ft.	10.89
			CUP (multifamily)	See Zoning Ordinance	9.00 See Zoning Ordinance
			TR	2,000 sq. ft.	9.00
R12-20	Residential	12 to 20	A	See Zoning Ordinance	14.00
R20+	Residential	Over 20 units per acre	A-L	See Zoning Ordinance	See Zoning Ordinance
BP	Business Park	--	O-I	See Zoning Ordinance	See Zoning Ordinance
O	Office	--		See Zoning Ordinance	See Zoning Ordinance
OH	Office High Density	--		See Zoning Ordinance	See Zoning Ordinance
LWN	Live Work-Neighborhood	Residential-up to 5 units/acre Commercial/Office-up to 10,000 sf/acre	MIX	See Zoning Ordinance	See Zoning Ordinance
LWC	Live Work-Community	Residential-up to 20 units/acre Commercial/Office-up to 25,000 sf/acre		See Zoning Ordinance	See Zoning Ordinance
LWR	Live Work-Regional	Residential-over 20 units/acre Commercial/Office-over 25,000 sf/acre		See Zoning Ordinance	See Zoning Ordinance
C	Commercial	--	C-1	See Zoning Ordinance	See Zoning Ordinance
			C-2	See Zoning Ordinance	See Zoning Ordinance
I	Industrial	--	M-1A	See Zoning Ordinance	See Zoning Ordinance
			M-1	See Zoning Ordinance	See Zoning Ordinance
			M-2	See Zoning Ordinance	See Zoning Ordinance
PR	Private Recreational	--	--	--	--
PRC	Public Rec & Conservation	--	--	--	--

SANDY SPRINGS
GEORGIA



SANDY SPRINGS
GEORGIA



SANDY SPRINGS
GEORGIA

Incorporated December 1, 2005

Approved for Transmittal for State Review - June 19th, 2007
Adopted by Mayor and City Council - November 20, 2007

Town Center/I-285 Land Use Nodes

Legend

Future Land Use Categories
- Residential, 0 to 0.5 units per acre
- Residential, 0 to 1 units per acre
- Residential, 1 to 2 units per acre
- Residential, 2 to 3 units per acre
- Residential, 3 to 6 units per acre
- Residential, 6 to 8 units per acre
- Residential, 8 to 12 units per acre
- Residential, 12 to 20 units per acre
- Residential, over 20 units per acre
- Living-Working Neighborhood
- Living-Working Community
- Living-Working Regional
- Business Park
- Commercial
- Office
- Office High Density
- Industrial
- Parks/Recreation/Conservation - Private
- Parks/Recreation/Conservation - Public
- Stream and Water Bodies
- Community Facility
- Transportation/Communication/Utilities

Street Network

Type
- Future Construction
- Pedestrian Connection
- Downtown Sandy Springs Street Network
- Parcels

Land Use Nodes
- I-285
- Town Center

N
W E
S

0 0.25
Miles

Source Data:
Parcel Layer: Fulton County, Georgia GIS Layer
Future Land Use: Cities of Sandy Springs GIS Layers

Residential - 0 to 0.5 Unit per Acre (R0-0.5)

This category is the lowest density of all the residential categories. It applies to established single-family, detached, residential subdivisions. Such areas may be served by public water and sanitary sewer, or just public water, but the densities are low enough (lot sizes large enough) to support individual wells and septic tanks. The designation applies to an area in southwest Sandy Springs which is zoned R-1, Single Family Dwelling (two acre minimum lot size).

Residential - 0 to 1 Unit per Acre (R0-1)

This category applies to established single-family, detached, residential subdivisions at densities of one unit per acre, or less. Such areas are served by public water but may or may not be served by sanitary sewer. Densities are low enough (lot sizes large enough) to support septic tanks, and in some cases, individual wells and septic tanks. The designation applies to areas throughout Sandy Springs, especially the residential area east of Georgia 400 north of Dunwoody Club Drive, as well as subdivisions along the western boundary of the city (Chattahoochee River). The maximum density is one unit per acre. This future land use category is implemented with the R-2, Single Family Dwelling, and AG-1 Agricultural zoning districts.

Residential - 1 to 2 Units per Acre (R1-2)

This category applies to established single-family, detached, residential subdivisions at densities of one to two units per acre. Such areas are generally served by public water and sanitary sewer, although in some cases densities may be low enough (lot sizes large enough) to support septic tanks. The designation applies to areas throughout Sandy Springs, especially the residential area east of Georgia 400 north of Dunwoody Club Drive, as well as subdivisions along the western boundary of the city (Chattahoochee River). This category is applied to residential neighborhoods throughout the City of Sandy Springs. This future land use category is implemented with the R-2A, Single Family Dwelling zoning district which requires a 27,000 square foot lot size (1.61 Units per Acre), as well as lower density zoning districts.

Residential - 2 to 3 Units per Acre (R2-3)

This category applies to detached, single-family homes at densities of two to three dwelling units per acre. These areas are served by public water and sewer. This designation applies primarily but not exclusively to established, single-family subdivisions in between Roswell Road and Georgia Highway 400. This future land use category is implemented with the R-3, Single Family Dwelling and R-3A, Single Family Dwelling zoning districts, both of which require an 18,000 square foot lot size (2.42 Units per Acre).

Residential - 3 to 5 Units per Acre (R3-5)

This residential category consists of three to five single family homes per acre served by public sewer and water. This category applies to limited areas between Roswell Road and Georgia Highway 400. This future land use category is implemented with the following zoning districts:

- R-4A, Single Family Dwelling, 12,000 square foot lot size (3.63 Units per Acre).
- R-4, Single Family Dwelling, 9,000 square foot lot size (4.84 Units per Acre).

- NUP, Neighborhood Unit Plan (single-family dwellings only, up to 5 Units per Acre)
- CUP, Community Unit Plan (single-family dwellings only, up to 5 Units per Acre)

Residential - 5 to 8 Units per Acre (R5-8)

This residential category allows for a range of dwelling types, which can include detached, single-family homes, and duplexes, with prospects for lower density townhouses and apartments within planned developments. These areas are served by public water and sewer. This category has limited application in Sandy Springs – a large area north of Morgan Falls Road west of Roswell Road, an area within the Huntcliff master planned community, and other smaller sites that are transitional between lower density residential neighborhoods and live-work designations. This future land use category is implemented with the following zoning districts:

- R-6, Two Family Dwelling, 9,000 square foot lot size (4.84 Units Per Acre)
- R-5, Single Family Dwelling, 7,500 square foot lot size (5.8 Units Per Acre)
- NUP, Neighborhood Unit Plan (single-family dwellings only, up to 5 Units Per Acre)
- CUP, Community Unit Plan (if limited to 8 Units Per Acre)

Residential - 8 to 12 Units per Acre (R8-12)

This residential category permits development between eight and twelve units per acre served by public water and sewer. Dwelling types may be single family detached, duplexes, and/or townhouses. In addition to the possible application of lower density residential zoning districts described above, this category is implemented by the following zones:

- R-5A, Single Family Dwelling, 4,000 square foot lot size (10.9 Units Per Acre)
- TR, Townhouse Residential (9 Units Per Acre)
- CUP, Community Unit Plan (9 Units Per Acre)
- MHP Mobile Home Park (modular and mobile homes) (10.9 Units Per Acre)

Residential - 12 to 20 Units per Acre (R12-20)

This residential category permits twelve to twenty residential units per acre served by public water and sewer. Dwelling unit types include townhouses, condominiums, and apartments. This category is limited geographically to only a few properties, all of which front on Roswell Road. This category is implemented by the A, Medium Density Apartment zone.

Residential – 12 to 20 Units per Acre (R20+)

This residential category permits twenty or more residential units per acre served by public water and sewer. Dwelling unit types includes condominiums and apartments. This category is limited geographically, with only a few exceptions, to properties which front on Roswell Road. This category is implemented by the A-L, Apartment Limited zoning district.

P-I Public-Institutional (P-I)

This category applies to state, federal or local government uses, and institutional land uses. Government uses can include city halls, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Institutional uses include colleges, schools, churches, cemeteries, hospitals, etc. In Sandy Springs, public and private schools, several churches, and

the cemetery north of Mt. Vernon Highway comprise the largest acreages designated in this category. This category can be implemented with a wide variety of zoning districts, since churches and schools can under appropriate conditions be located in most if not all residential zones, albeit some with a conditional use permit.

Transportation, Communication and Utilities (TCU)

This future land use category is required to apply to major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses. In Sandy Springs, this designation applies primarily to MARTA rail stations and major road right-of-ways.

Office (O)

This category applies to office uses within buildings of up to four stories in height. Office uses in this category may be single office buildings on individual parcels, as well as office developments within planned office parks. In its application to Sandy Springs, this category is limited almost entirely to properties north of Abernathy Road. This category is implemented by the O-I, Office Institutional zoning district, which has a maximum height of four stories or 60 feet.

Office – High Intensity (OH)

This category applies to office uses within buildings of five stories or more in height. Office uses in this category may be single office buildings on individual parcels, though more than one office tower is the norm in Sandy Springs. This category is limited in its application within Sandy Springs. This category is implemented by the O-I, Office Institutional zoning district, with height variances.

Commercial (C)

This category includes retail, service and office uses which may be in single buildings or developed as part of a shopping center. This category is limited in it geographic application. It is implemented by the C-1 and C-2 (Community Business) zoning districts.

Business Park (BP)

The Business Park land use category allows two or more business uses, primarily office uses along with warehouses for storage and distribution. Limited assembly can be included. In Sandy Springs, this designation applies only to two sites at the intersection of Dunwoody Place and Roberts Drive. It is implemented with one or more office-institutional, industrial park, or light or heavy industry zoning districts.

Park/Recreation/Conservation

This includes parks, open space and recreational facilities owned by the City of Sandy Springs, Fulton County, and other governments, such as the National Park Service. The bulk of the lands designated within this category are lands set aside as open space/parks as part of the Chattahoochee River National Recreation Area.

Living Working Categories

The purpose of the living-working designations is to allow an appropriate and balanced mix of uses to create a live-work environment at a scale and character that is compatible with its surrounding community. Living Working areas will be activity centers where the community can live, work, shop, meet, and play. These areas should be compact, pedestrian-oriented, with a mix of uses (residential, civic, institutional, office, and retail/service, or some combination thereof, along with open space), both horizontally and vertically (i.e., more than one use in the same building). These classifications are intended to protect environmental resources, provide accessible open space, balance all modes of transportation, increase housing choices and improve prospects for civic interaction.

The uses within the living-working areas should be in close proximity to one another in order to encourage walking, and to increase mobility to those who do not drive especially the elderly and the young. Within these areas, there must be an appropriate transition of land uses, height and density/intensity at the edges abutting protected neighborhoods. Such areas should be planned with connections to adjacent properties where compatible, and to serve surrounding neighborhoods.

Some areas are designated this category in order to encourage the redevelopment of underutilized commercial, office and residential areas and to reshape sprawling commercial corridors into a more compact, mixed use, pedestrian-oriented environment.

The future land use plan map identifies three types of Living Working Areas[2]; each is described below.

1. **Living Working Neighborhood:** This is the lowest intensity option of the three living-working designations. These areas are intended to serve a single neighborhood or small group of adjacent neighborhoods, and to be compatible neighbors to lower density residential neighborhoods.

2. **Living Working Community:** This is a medium intensity/density category that is intended to serve a group of adjacent neighborhoods and to be compatible with low and medium density residential neighborhoods.

3. **Living Working Regional:** This is a high intensity/density category that applies adjacent to major transportation interchanges and/or rail transit stations (with the exception of the Live-work area at Dunwoody Place and Roswell Road). These areas have significant concentrations of employment.

[2] These designations have their origins in the Focus Fulton Comprehensive Plan 2025, Land Use Element (See "Types of Live-work Areas" and Table 6-16 in that document).

Table 1.6
Specifications for Living Working Categories

Designation	Sandy Springs LW Neighborhood	Sandy Springs LW Community	Sandy Springs LW Regional
1. Residential	Up to 5 units/acre	Up to 20 units/acre*	Over 20 units/acre
2. Commercial/Office Density	10,000 sf /acre	25,000 sf /acre	Over 25,000 sf/acre
3. Total Square feet/tenant	30,000 sf limit	100,000 sf limit	Case-by-case
4. Height Limit	2 story	4 story**	8 story***
5. Minimum Open and Green Space Components	10% -- 5% must be green space, the remaining 5% may be open space or green space	15% -- 10% must be green space, the remaining 5% may be open space or green space	20%**** -- 15% must be green space, the remaining 5% may be open space or green space

* Except at Powers Ferry Node where a maximum 10 units per acre is recommended.

** Except in Town Center where heights are allowed to be six stories maximum. See Town Center assemblage policy for height incentives and bonuses.

*** Except at I-285/Roswell Road node where heights are not proposed to be limited. Other permitted height variations apply to the PCID and can be found under the Land Use Policies in Chapter 5; on the east side of Roswell Road, north of Dunwoody Place, heights at this node are proposed to be limited to a maximum of 15 stories.

**** Except at Dunwoody Place Node where minimum open and green space components are required to be a minimum of 30% with 25% required to be green space and the remaining 5% may be open space or green space.

Additional Overlays

Nodes

The adopted Future Land Use Map shows all nodes (1-14) and their locations. The specific development standards and guidelines for each node are defined in Chapter 5. A graphic "Conceptual Mixed Use Nodal Development" is also included to offer initial guidance on the character of node areas to use during the review of potential living-working development or redevelopment proposals the City may receive in the future.

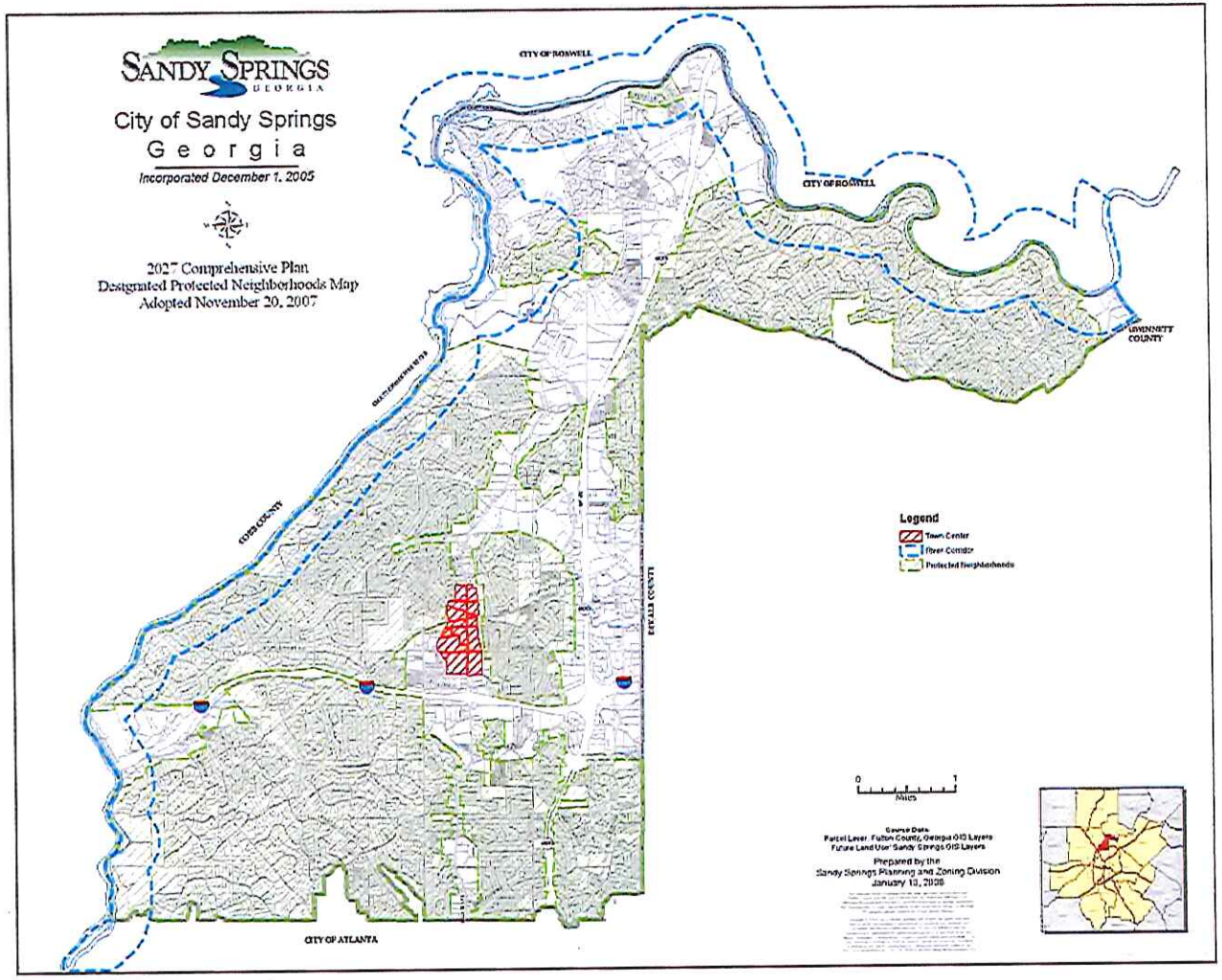
River Corridor

The Future Land Use Map shows the "Chattahoochee River Corridor (MRPA 2,000') boundary. The Metropolitan River Protection Act requires special reviews within the 2,000 foot corridor of the Chattahoochee River.

Protected Neighborhood Designation

The Visionary Character Area Map designated "protected neighborhoods" as part of the development of the Comprehensive Plan Community Assessment, which was the first phase of the development of the City's Comprehensive Plan (adopted January 16, 2007). That preliminary map is included for reference as it was used to inform the development of several other maps as part of the creation of the Community Agenda.

The boundaries of these areas were used to develop a Protected Neighborhood Map documenting the City's desire to clearly delineate areas where it is important to maintain a separation from the uses along Roswell Road and other area that might encroach into established residential neighborhoods. This desire to protect neighborhoods is an important aspect of the City's vision for its future. Additional policies addressing this issue can be found in Chapter 5 of this Community Agenda. Any development or redevelopment adjacent to a protected neighborhood boundary must be carefully considered for compatibility and an appropriate transition must be established.


SANDY SPRINGS
GEORGIA
City of Sandy Springs
Georgia
Incorporated December 1, 2005
2027 Comprehensive Plan
Designated Protected Neighborhoods Map
Adopted November 20, 2007
CITY OF ROSWELL
CITY OF ROSWELL
GWINNETT COUNTY
COBB COUNTY
DEKALB COUNTY
CITY OF ATLANTA
Legend
Town Center
Fiber Corridor
Protected Neighborhoods
0
1
Miles
Source Data:
Parcel Layer: Fulton County, Georgia GIS Layers
Future Land Use: Sandy Springs GIS Layers
Prepared by the
Sandy Springs Planning and Zoning Division
January 18, 2008

Abaray, Linda

From: Steve VanTil <svantil@gmail.com>
Sent: Thursday, November 06, 2014 7:35 PM
To: Abaray, Linda
Subject: Concerns for Rezoning Petition No. 201403227

Linda Abaray - Senior Planner, City of Sandy Springs,

We are writing to voice our concerns for the proposed redevelopment of the Marshall's Plaza as outlined in Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road. Please forward these concerns to the appropriate parties.

Our first concern with this proposal is that the number of apartment units is much greater than the maximum density permitted by the Sandy Springs Comprehensive Plan. We do not believe that this section of Roswell Road can accommodate the proposed number of new residences and the traffic that they will generate. This is currently one of the most congested sections of Roswell Road and it will soon be getting more traffic as the Sandy Springs City Center and Auditorium are completed. **We request that the density for any new residential development be kept in line with the Comprehensive Plan.**

Our Second concern is with the rezoning of the R-3 and R-4 land that is adjacent to the Mount Vernon Woods neighborhood. There has been a historical trend of Commercial Developers or current Commercial Property owners buying land in our neighborhood zoned low density Residential and attempting to Rezone the land to a much higher density or as straight commercial. When the Mount Vernon Woods neighborhood was created, the developers had the foresight to keep a buffer of land between the neighborhood and the commercial land fronting Roswell Road. This buffer provides the residents of Mount Vernon Woods a higher quality of life in Sandy Springs by preventing commercial developers from building to our back doorsteps. It also keeps the property value of our neighborhood at levels appropriate for Sandy Springs. These land buffers were often Rezoned to Commercial and developed on before the City of Sandy Springs was established. Fulton County seemed to always choose the option to increase tax revenue over the quality of life for Sandy Springs residents. During the time Fulton County made the Rezoning decisions, we have lost this buffer of land in several areas of our neighborhood and would like to keep the buffer we have left. **We request that any Rezoning Petition that asks for low density (R-2, R-3, R-4, etc.) land that is adjacent to Mount Vernon Woods be denied.**

Sincerely,
Steve and Nita Van Til
6532 Cherry Tree Lane
Sandy Springs, GA 30328

Abaray, Linda

From: Ann Kellan <ann@kellan.com>
Sent: Friday, November 07, 2014 9:45 AM
To: Abaray, Linda
Subject: Development of Marshalls into 329 Unit apt

Linda,
As a resident of Vernon Woods neighborhood I strongly oppose the development of a 329 apartment complex in the former Marshall's shopping center on Roswell Rd. It backs up to our neighborhood. I support MVW's position that development should be consistent with the Comprehensive Plan....and even question why it should be converted to a residential area at all.

I also strongly oppose a 718 car parking garage. it will increase commuter traffic and the proposed buffer is totally inadequate.

I support keeping retail in that area of Roswell Road to enhance and support the surrounding communities.

I hope Sandy Springs government is looking at the aesthetics of the area. In the long term it will bring more people and pride to the area.

Thank you,

MaryAnn Hower
Vernon Woods resident
678-576-5855

Abaray, Linda

From: Perich, Brent <Brent.Perich@yorkrsg.com>
Sent: Friday, November 07, 2014 8:13 AM
To: Abaray, Linda
Subject: Development of Marshall's into a 329 Unit Apt. Complex - Concerned Sandy Springs Resident & Home Owner

Dear Ms. Abaray:

It has come to my attention that a large condominium complex has been petitioned for construction where the Marshalls at 6337 Roswell Road currently resides.

As a resident of Sandy Springs for the past 5+ years, I would like to express my objection and request that any permits/construction of this complex not be granted. I've enjoyed watching the construction of new developments off of Glenridge Road over the last several years and "tear downs" of older homes in neighborhoods in the greater Sandy Springs area for new, updated dwellings; however, I strongly disagree with a construction of any large multi-family development building in the area, especially directly off of Roswell Road. With your position, I'm sure you're aware of the already congested traffic that lies along Roswell Road, let alone the cross streets of Abernathy Road, Mount Vernon Highway and Hammond Drive.

Please do not accept any residential building permits for the above space. I do not believe it is best for the area referenced above or for the current residents in the immediate area. Further, it is definitely not part of the vision we expected of Sandy Springs, of which attracted my family to the area 5+ years ago.

Thank you for taking the time to read this email.

Regards,

Brent & Jennifer Perich

Mt. Vernon Woods Community Association, Inc.
c/o Dana R. Grantham, President
375 Ridgeview Trail, NE
Sandy Springs, Georgia 30328
drgrantham@comcast.net
404-357-0144

October 6, 2014

Ted Sandler, Esq.
The Sandler Law Group, LLC
6400 Powers Ferry Road, NW, Suite 200
Sandy Springs, Georgia 30339

Dear Ted:

The Zoning Committee of the Mt. Vernon Woods Community Association, Inc. met yesterday. As a result of that meeting, I wanted to give you the consensus of our group as to the significant issues we are concerned about with regard to Quintus's proposed re-development of the Marshall's property. They include:

1. The inadequacy of the proposed screening of the new structures from the neighborhood and proposed devastating removal of existing trees and buffer;

2. The size, scale and appearance of the structures;

3. The significant setback variance being requested;

4. The height of the buildings from final grade on the east side of the structures;

5. The density of the proposed development relative to the Comprehensive Plan;

6. The impact of increased vehicular and pedestrian traffic on the neighborhood; and

7. The size and location of the proposed detention pond (underground/above ground, exact location).

In order for us to meet on October 19th to develop possible resolutions to these issues, we would appreciate receiving before that meeting a plan which shows the final grades; the placement of the east side of the buildings specifically relative to location and final grade; the proposed exterior treatment of the buildings, including the height from final grade; and the proposed exterior lighting of the buildings on the east side, including all security lighting on the building or between the building and the east property line. We also need to know how close the rear of the structures and fire road, as proposed, are to Christian Dodder's property line and how much closer to our neighborhood they are compared to the existing Marshall's structure(s). Finally, it is not clear from your plans what the proposed size and location are of your proposed replacement buffer (or actually if any buffer at all is included), and barrier wall or fence to separate your mixed use re-development from our residential neighborhood.

We look forward to working with you and Quintus to address our concerns.

Sincerely,

s/Dana R. Grantham
Dana R. Grantham
President
Mt. Vernon Woods Community Association, Inc.

6337 ROSWELL ROAD

SANDY SPRINGS, GEORGIA

ISSUE	DESCRIPTION	DATE

ISSUE	DESCRIPTION	DATE

DATE: OCTOBER 21, 2014
COMMISSION #: 2013-13
DRAWN by: K. WARD
CHECKED by: L. COURSEY

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

QUINTUS DEVELOPMENT

COVER SHEET

SHEET
A-0.0

gcsa
gary b. coursey & associates · architects · inc · aia
architecture
interior design
planning
3621 vinings slope nw, suite 1119
atlanta, georgia 30339
770 432 2727
770 432 2777 fax
www.courseyassociates.com
2118 w. ballona boulevard, suite 1119
santa monica, california 90403
310 315 3423
310 315 3424 fax
www.courseyassociates.com

SHEET A-0.1

AERIAL VIEW

6337 ROSWELL ROAD

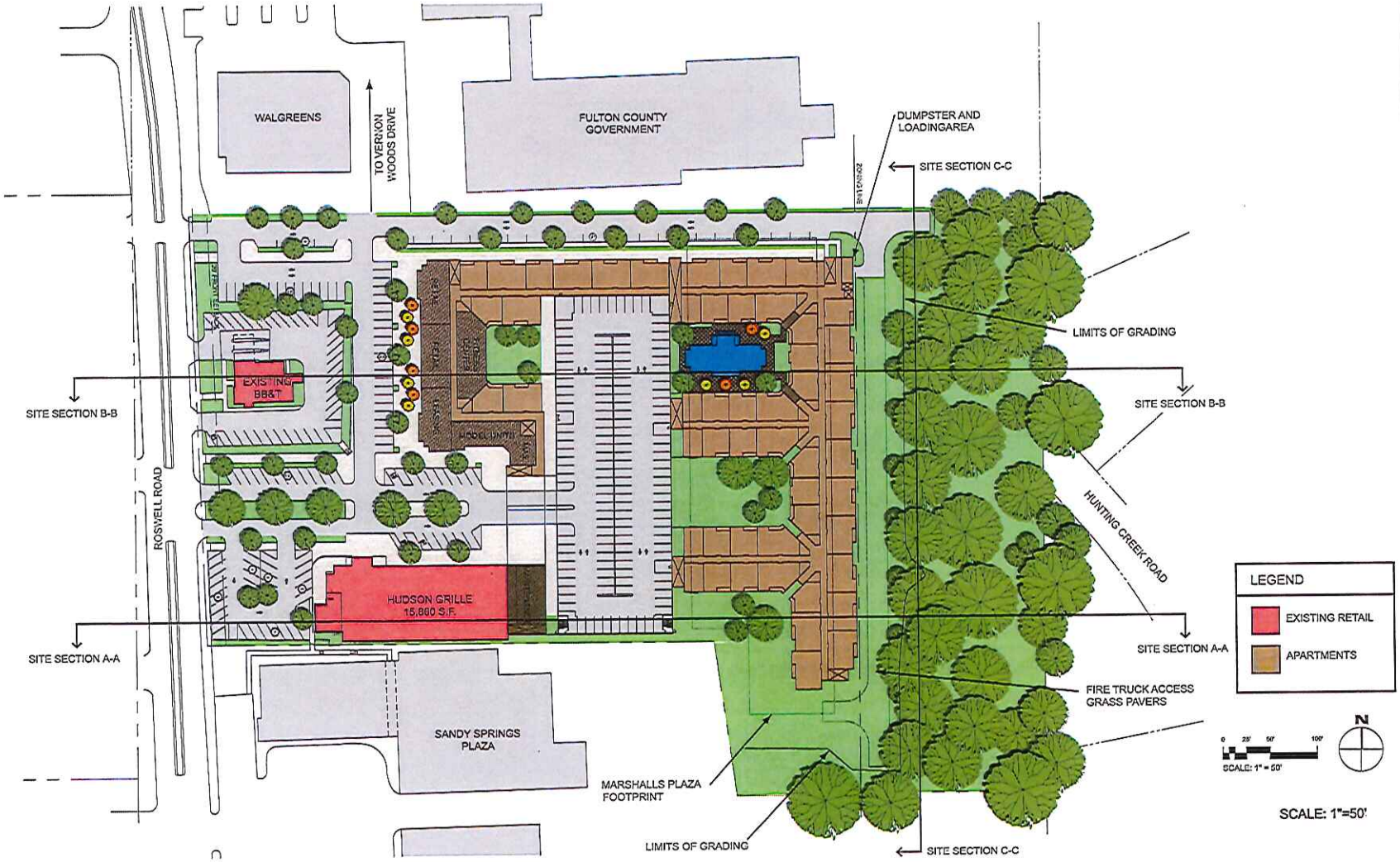
SANDY SPRINGS, GEORGIA

QUINTUS CORPORATION

date: OCTOBER 27, 2014
commission #: 2013-29
drawn by: R. SMITH
checked by: G. COURSEY

ISSUE	DESCRIPTION	DATE	ISSUE	DESCRIPTION	DATE

gcsa gary b. coursey & associates · architects · inc · aia
architecture interior design planning
3621 vinings slope se, suite 4440 atlanta, georgia 30339 770.432.2727 770.432.2773 fax www.courseyarchitects.com
2118 wilshire boulevard, suite 1115 santa monica, california 90403 310.433.3423 courseyarchitects@aol.com www.courseyarchitects.com
gcsa



6337 ROSWELL ROAD

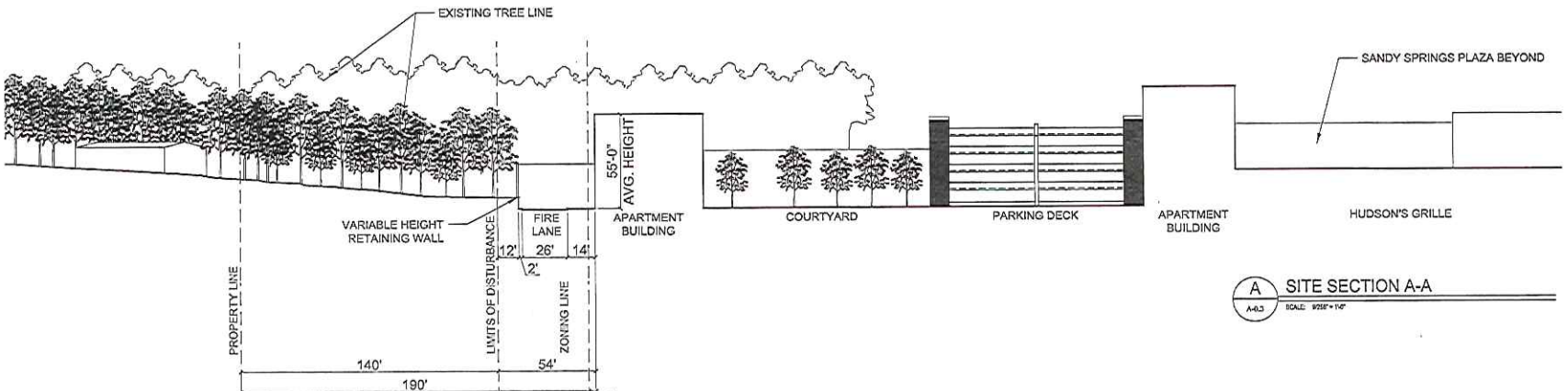
SANDY SPRINGS, GEORGIA

QUINTUS CORPORATION

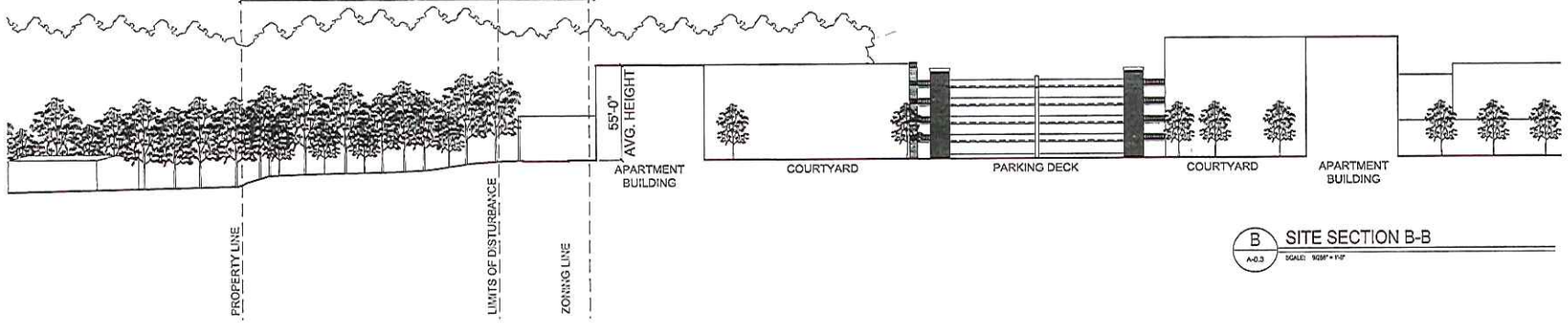
SITE PLAN

SHEET A-0.2

gary b. coursey & associates · architects · inc · aia



A A-0.3 SITE SECTION A-A
SCALE: 9/256" = 1'-0"



B A-0.3 SITE SECTION B-B
SCALE: 9/256" = 1'-0"

C A-0.3 SITE SECTION C-C
SCALE: 9/256" = 1'-0"

NOTE: DRAWINGS ARE AN APPROXIMATE REPRESENTATION OF PROPOSED CONDITIONS.

date: October 21, 2014
commission #: 2014-29
drawn by: K. Smith
checked by: K. Edwards

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

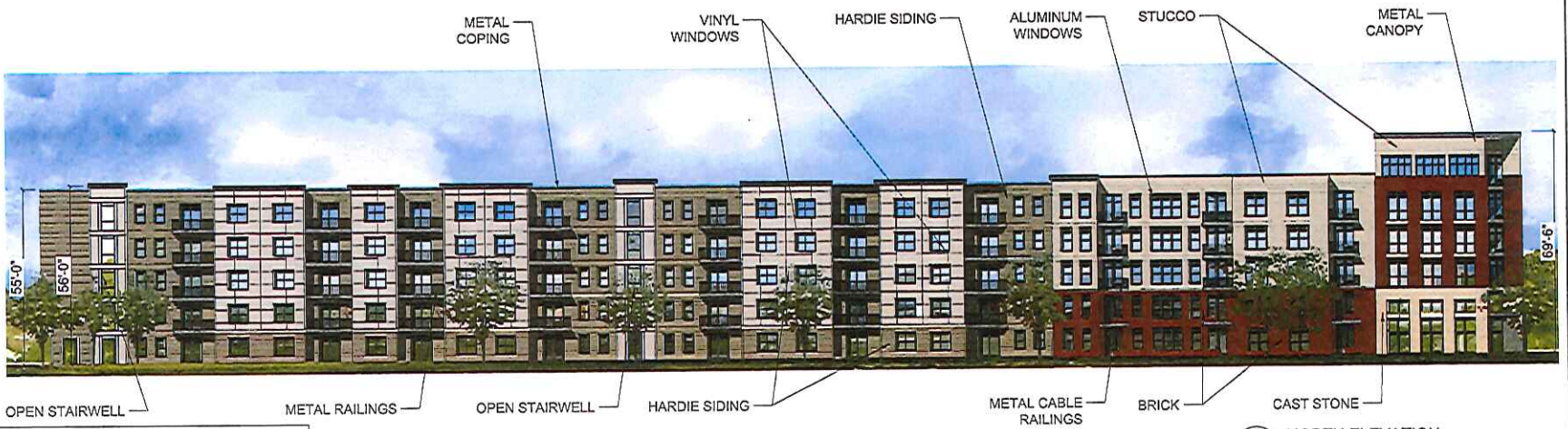
QUINTUS CORPORATION

SITE SECTIONS

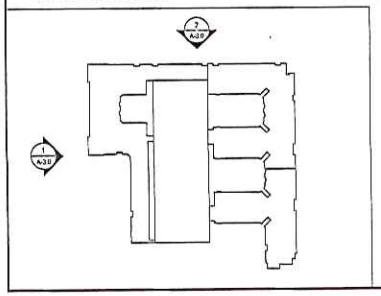
SHEET
A-0.3

gary b. coursey & associates · architects · inc · aia
architecture
interior design
planning
3621 vinings slope ste. 4250
atlanta, georgia 30339
770.432.2733
770.432.2777 fax
www.cosparchitects.com
2101 mcclelland drive
atlanta, georgia 30303
404.633.9303
evenings/weekends
www.coursey-architects.com

1 A-3.0 ROSWELL ROAD ELEVATION
SCALE: N.T.S.



2 A-3.0 NORTH ELEVATION
SCALE: N.T.S.



SYMBOL	DESCRIPTION	DATE	SYMBOL	DESCRIPTION	DATE

DATE: MARCH 21, 2014
REVISIONS:
2013-29
drawn by: R. SMITH
checked by: B. GAVIGAN

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

QUINTUS CORPORATION

BUILDING ELEVATIONS

SHEET
A-3.0

gbc gary b. coursey & associates · architects · inc · aia
3021 village drive, suite 6403
marietta, georgia 30339
770.952.2773
770.952.2775 fax
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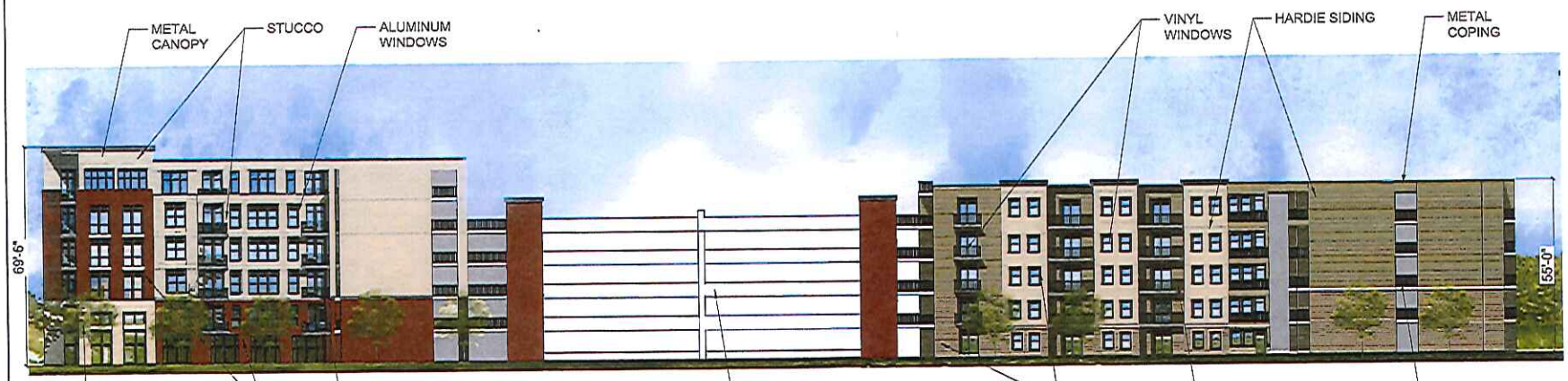
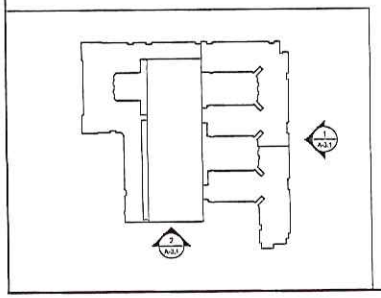
mobile, alabama 36603
334.433.3933
gbcoursey@bellsouth.net
www.gbcoursey&associates.com
architecture
interior design
planning

1 A-3.1 EAST ELEVATION
SCALE: N.T.S.



2 A-3.1 SOUTH ELEVATION
SCALE: N.T.S.



REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE

Date: October 23, 2014
Conversion #: 2013-29
Drawn by: R. Smith
Checked by: E. Coursey

QUINTUS CONSTRUCTION

6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

BUILDING ELEVATIONS

SHEET
A-3.1

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2519 Peachtree Industrial Blvd, Suite 1115
Duluth, Georgia 30096
770.623.2779
770.623.9423
courseyjob@gmail.com
www.courseyjob.com

Abaray, Linda

From: Sterling, Gabriel
Sent: Friday, September 19, 2014 4:19 PM
To: Abaray, Linda; Dickerson, Patrice
Subject: Fwd: Marshall's shopping center rezoning

Please add to the packet.

Sent from my iPad

Begin forwarded message:

> **From:** Chip Moulton <chocchip610@gmail.com>
> **Date:** September 19, 2014 at 3:40:28 PM EDT
> **To:** <gmcdonald@sandyspringsga.gov>, <gsterling@sandyspringsga.gov>, <abauman@sandyspringsga.gov>, <kdishman@sandyspringsga.gov>, <jpaulson@sandyspringsga.gov>, <rpaul@sandyspringsga.gov>
> **Subject: Marshall's shopping center rezoning**
>
> Rumor has it that the Marshall's shopping center is being rezoned and that the application is being discussed Tuesday.
>
> I urge you all NOT to allow apartments on this property. For that matter, NO MORE APARTMENTS in Sandy Springs - period! We cannot handle the increased traffic, inevitable crime, and our schools certainly cannot handle more apartments.
> Whatever ends up in this location will affect ALL citizens of Sandy Springs. No one wants more apartments - we all wish the existing ones would turn condo or just go away.
>
> And a quick note about the schools in Sandy Springs - both private and public - they need a community natatorium. Do you all realize how far parents have to drive for their kids to participate in swim team, diving or water polo? A natatorium in Sandy Springs would be booked year round, and serve ages 1 to 100. Build something the community needs!
>
> Thank you.

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Abaray, Linda

From: Sterling, Gabriel
Sent: Tuesday, September 30, 2014 9:56 PM
To: Abaray, Linda
Subject: Fwd: Marshall's shopping center

Sent from my iPad

Begin forwarded message:

> **From:** Mary Ellen Snodgrass <mesnodgrass3@gmail.com>
> **Date:** September 30, 2014 at 5:59:09 PM EDT
> **To:** <gsterling@sandyspringsga.gov>
> **Subject: Marshall's shopping center**
>
> Hey Gabriel,
> Thanks so much for taking a real interest in this project. I missed the neighbor meeting but made it to the city hall. They were talking about bonus density because of green space. Not sure if I understood it correctly. I talked with the architect after the meeting and the only green space that I saw were the 2 areas between the center of the buildings. I ask him how large they were and he said the size of a tennis court. Does that meet the qualifications for bonus density?
> I agree with everyone else. I don't believe we need new apts. I would much rather see some of the old ones torn down and rebuilt.
> I know there are guidelines that the city has to follow but does neighborhood concerns have any weight against these guidelines?
>
> Thanks again for all of your help.
> Mary Ellen Snodgrass

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Abaray, Linda

From: Stephen Grass <stephengrass@gmail.com>
Sent: Thursday, November 06, 2014 6:29 PM
To: Abaray, Linda
Subject: Fwd: My letter.

November 6, 2014

City of Sandy Springs
Sandy Springs Planning Commission
Linda Abaray, Senior Planner
City of Sandy Springs

Re: Quintus Rezoning Petition No 201403227

Dear Chairman and Members of the Planning Commission:

About 18 months ago my wife and I purchased a home in Sandy Springs because it seemed to be a good balance between friendly neighborhoods and city amenities.

Our property is at the end of Hunting Creek Road directly across from the buffer separating us from the Marshall's building.

In selecting this property the buffer property between the neighborhood and the commercial development was an important factor. The buffer property is zoned residential and consists of a wooded, undeveloped area in the cul-de-sac of Hunting Creek Road.

This area is habitat for a spectacular family of large hawks, deer, and numerous other smaller animals. This is part of the appeal of living in Sandy Springs. The large trees contribute to the green-scape, and contribute to the nature-in-the-city feeling that is so often present in Sandy Springs.

Being familiar with the City's Comprehensive Plan and the plans to develop a new city center, I am excited to see the properties upgraded and the city develop its own character. I am especially interested in the city NOT becoming simply another place for Atlanta developers to build Atlanta style residential and commercial ventures. Roswell seems a better example of the small town feel I'd prefer to see.

I am sympathetic with the need to bring in new development while balancing the needs of the residents of Sandy Springs.

While I would like to see the property in Quintus Rezoning Petition No 201403227 redeveloped, I would strongly assert that the plan as presented to our neighborhood in a meeting with the developers is far from what would be appropriate. These are the identified issues:

1. **Density** - The project contemplates 329 apartments which equates to over 30 units per acre. Clearly this is far too high.

2. **Loss of Green Space / Buffer** - Quintus has not provided any drawings or specific details regarding their plans for the buffer other than the verbal description offered on October 30. How much intrusion will occur is largely a matter of verbal assertions with the details changing often.

3. **Traffic** - 329 Apartments, 700 parking spaces, Hudson Grill's continued parking needs, and the presence of the bank simply adds up to too many cars trying to enter Roswell Road during heavy traffic periods with no stop lights. Clearly this is an idea that can be characterized as lousy.

4. **Building Height** - Another variance request based upon overuse of the property. Appropriate density would not require excessive height or a Use Permit Request.

5. **Mount Vernon Woods status as a Protected Neighborhood** - The comprehensive plan regarding Protected Neighborhoods specifically says that zoning changes will not be permitted:

"Within this character area, no zoning changes will be permitted for higher densities than those designated on the future land use plan (to be revisited and readopted), and no uses other than detached single-family residences and supporting institutional or recreational facilities serving the immediate neighborhood will be permitted."

There are many examples of good planning and valuable development having taken place in our community. Personally I feel the Blue Stone Lofts are a terrific example of what we should be doing here. Quintus Rezoning Petition No 201403227 is simply an attempt by developers to squeeze the maximum dollars from a property without regard for the impact it will have on Sandy Springs.

I am asking for the petition to be declined.

Sincerely,

Stephen Grass, Resident
Mount Vernon Woods

--
stephen
Ordo ab Chao

Abaray, Linda

From: Charlotte Connah <charconnah@gmail.com>
Sent: Wednesday, November 05, 2014 6:53 PM
To: Abaray, Linda
Subject: Fwd: Rezoning Petition 201403227: Quintus, 6337 Roswell Road

Linda,

The letter below is so well written that many of our MVW residents will forward it to you, I'm sure. However, I want to add that the idea of yet another high density apartment complex is the most problematic and least forward thinking type of development imaginable. Why have a comprehensive plan for Sandy Springs, if you don't plan to abide by it? We have a fairly new high density condo development on the corner or Abernathy & Roswell, now on Glenridge, and high density apartment complex going up between Allen Rd. & Cliftwood, now the prospect of another on Roswell Rd. in the Marshall's Plaza? Is this the best we can do to develop our city? We do NOT have the infrastructure for this, and I'm dismayed that our council would even consider granting this zoing request that flies in the face of public safety and the city's own comprehensive plan.

Thank you for listening,

Charlotte Connah
6422 Cherry Tree Lane

Linda,

As a 15+ year resident of Sandy Springs and Mount Vernon Woods neighborhood, I would like to share with you my thoughts on **Rezoning Petition 201403227.** In addition to the fact that the rezoning petition is not consistent with Sandy Spring's Comprehensive Plan, I adamantly oppose this petition for the following reasons.

1. The Project's proposed **329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan**. Stated differently, the Plan contemplates 188 units and the Developer is petitioning for construction of almost double this amount.
2. The Project's **718 car parking garage** will increase commuter traffic substantially at one of the most congested locations in Sandy Springs. The Developer has provided nothing to substantiate that this location can accommodate the density requested.
3. The Developer's proposed buffer between the MVW Community is inadequate and the apartment complex will tower above our neighborhood.
4. The Developer has provided no information concerning the impact of the Project on public schools.

I am proud to be a Sandy Springs resident and see the progressive, healthy growth of our community while protecting our personal investments and children. Rezoning Petition 201403227: Quintus, 6337 Roswell Road does not support the goals of Sandy Springs, my investments or my daughter. In fact, Rezoning Petition 201403227: Quintus, 6337 Roswell Road is a detriment to our goals.

Please deny Quintus' rezoning request.

Thank you for your time.

Regards,
Amy Kanderis
amykanderis@comcast.net

Mount Vernon Woods resident
Sandy Springs resident
Tax payer, mother and voter

--
Charlotte McFarlin Connah

"The most beautiful thing we can experience is the mysterious." Albert Einstein

Abaray, Linda

From: Kevin Abel <kabel@abelsolutions.com>
Sent: Wednesday, November 05, 2014 2:42 PM
To: Abaray, Linda
Subject: In Regard To: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road

Dear Ms. Abaray –

Thank you for considering my comments regarding the above reference rezoning petition.

I am a resident of the Mount Vernon Woods subdivision (MVW). Like most other residents of Sandy Springs, I am excited to see the city grow and prosper. I recognize that development and redevelopment are an integral part of sustained and healthy growth. However, I believe that there should be common sense limits informed by precedent and good judgment.

With regard to the actual rezoning petition, I understand that the developer is requesting that all of the applicable land including that which is currently zoned C1 as well as that which is zoned R3/R4 be rezoned to MIX. I certainly can see the logic in allowing the C1 land to become MIX. But when you look at the R3/R4 portion of the land, you are looking at land that might as well be part of MVW. It is essentially neighborhood land that except for a very narrow strip, comes right up to the Hunting Creek Road. If you were to walk to the end of Hunting Creed Road, you would look at the open land and assume these were two or three available lots for houses in MVW. With this existing zoning in place and the common sense notion that it is "in the neighborhood", I find it hard to imagine how anyone could justify rezoning this land to high density. As an illustration, please consider this: If the animal hospital on Abernathy that sits between Cherry Tree Lane and Williamson Drive were to purchase the two homes behind their property that sit on a cul-de-sac in MVW and then ask for a rezoning so that they could expand their commercial facility to stretch further into the MVW neighborhood, I am quite sure that this would be a non-starter with the City of Sandy Springs. So in this context, why should the existing R3/R4 land abutting MVW on Hunting Creek be eligible for new, high density zoning.

With regard to the proposed density of the new facility proposed for 6337 Roswell Road, well you've heard it all. This density is inconsistent with the Sandy Springs Master Plan and should not be allowed. Development along the Roswell Road corridor has shown that there are plenty of creative options for community and economic development that fit within the parameters of both economic and common sense. The proposed development falls way out of these bounds. I strongly urge you and the City of Sandy Springs to reject the proposal.

Sincerely,
Kevin Abel
6362 Cherry Tree Lane
Sandy Springs

Abaray, Linda

From: Veronika Novoselsky <vnovoselsky@yahoo.com>
Sent: Friday, November 07, 2014 11:13 AM
To: Abaray, Linda
Subject: Marshall's (6337 Roswell Rd).

I would like to express my strong
concerns about building multi-family residential complex at Marshall's (6337 Roswell Rd). I live in Vernon Woods Neighborhood and my house is right next to Marshal. I am very concerned with the traffic in the area.

Regards,

Novoselsky

Abaray, Linda

From: MOLLY Y WENDER <mollyywender@bellsouth.net>
Sent: Thursday, November 06, 2014 2:46 PM
To: Abaray, Linda
Subject: Marshall's Apartment Project

Dear Ms. Abaray,

As a Mt. Vernon Woods resident, I am very concerned about the proposed apartment complex in the Marshall's Shopping Center. Please note that I am against this development for many reasons sited in other's e-mails: population density, adding to an already almost insufferable traffic situation, etc.

Sincerely,
Molly Wender
6310 Cherry Tree Lane, NE
Atlanta, GA 30328

Abaray, Linda

From: Chuck Cagle <chuck.cagle@gmail.com>
Sent: Friday, November 07, 2014 2:38 PM
To: Abaray, Linda
Subject: Marshall's site development

Dear Ms. Abaray,

Thank you for the time you have spent helping us understand the details of this proposed development.

I am totally opposed to the project. I am opposed due to density, height, precedent, traffic impact and disruption it can cause to an established Sandy Springs neighborhood.

Thank you.

Charles D. Cagle
6254 Vernon Woods Drive
Sandy Springs, GA 30328-3330

Abaray, Linda

From: dr dubovsky <drdubovsky@comcast.net>
Sent: Friday, November 07, 2014 3:50 PM
To: Abaray, Linda
Subject: Marshals petition

As a proud constituent of sandy springs I have been excited at the disciplined and future directed planning the stewards of our living environment have crafted

The Marshall's petition I am sure will be one of many. I trust that you and your team will use the comprehensive plan as the absolute yardstick. Any deviation creates a precedent that would degrade the Sandy Springs we will pass onto the next generation.

As I understand the petition it violates inter alia:

Density
Traffic flow
Neighborhood encroachment stipulations
Etc etc

and I would urge our leadership to reject this and similar projects

Dr Daniel Dubovsky
4043131327

Sent from my iPhone

Abaray, Linda

From: Andrew <akritterskam@aol.com>
Sent: Friday, November 07, 2014 2:42 PM
To: Abaray, Linda
Subject: Mount Vernon Woods Area Apartment Development

Hello,

I'm writing to express my extreme opposition to the planned apartment on Roswell Road near Mount Vernon Woods subdivision. The increased density of the apartment complex and planned destruction of the green space that buffers our neighborhood will negatively affect the property value and our sense of community.

- Andrew

Abaray, Linda

From: Matt LaMarsh <lamarsh.matt@gmail.com>
Sent: Wednesday, November 05, 2014 11:28 PM
To: Abaray, Linda
Cc: Sterling, Gabriel; Parker, Angela; McDonough, John; Hall, Andrea; Paul, Rusty
Subject: Mt. Vernon Woods and Rezoning Petition No. 201403227

Good evening all,
My name is Matt LaMarsh and I serve as the Vice President of the Mt. Vernon Woods HOA Board. I am writing you this evening to let you know our position on the issue and let you know some of the concerns of our community.

No doubt you have probably heard from several of my neighbors and hopefully our message at this point is succinct and clear to the city and staff. We are concerned that the density of the project, traffic created by the project and the developer's inability to compromise on several fronts, will negatively affect our subdivision and later the city's Comprehensive Plan, which we almost all agree is fantastic.

As a protected neighborhood, we have been very accommodating to the developments on Roswell Road and want good developments to come and add value to our city. We are very reasonable people and want to see this city flourish and attract more taxes and amenities. We, as the tax payers and citizens, feel that the number of apartment complexes is a HUGE detriment to our city and the future direction we want to move in as a leader in the private/public sector.

Sandy Springs is a great city because of the flexibility and how we function. Listening to your constituents and challenging the status quo is why other communities look to us as a trailblazer. I know that we will find solutions that fit our city plans and will bring developers, without sacrificing our values.

One of the reasons I moved my wife and daughter to this city was because of the forward thinking that the citizens, city government, and vendors have displayed and for how much has been accomplished in a short time. I hope I don't regret my decision to start and raise a family in Sandy Springs. We had a choice when we purchased a home and 4 years ago that choice was clear. If these type of developments continue to flood our city I am afraid that the quality of life will suffer and it's citizens will find greener pastures. I hope you understand that we want to better our city as best we can. As the stakeholders in the community, we want our city to be a success no matter what.

Thank you for your time,
Matt LaMarsh

Abaray, Linda

From: Susan Joseph <susanjoseph@mindspring.com>
Sent: Friday, November 07, 2014 3:30 PM
To: Abaray, Linda
Cc: Paulson, John; Sterling, Gabriel; DeJulio, Tibby; Bauman, Andy; Paul, Rusty; McDonald, Graham; Dishman, Ken; Abaray, Linda
Subject: MVW project to Replace Marshall's

Dear Ms. Abaray,
Coming before you for action is the project to build a 329 unit apartment complex proposed by MVW. I strongly encourage you to deny this project for the following reasons.
1. The negative impact on already terrible traffic congestion would be horrendous and puts the developer's interest ahead of the citizens who routinely use this busy corridor.
2. The city comprehensive land use allows for 188 units and the developer wants 329, a 75% excess over the city's maximum
3. The complex will tower over a stable neighborhood that adamantly opposes this project because of its negative impact.
4. No data exists on the impact on our schools
5. The Council has repeatedly stated its commitment to protecting stable neighborhoods and this will be destructive to a very viable and stable neighborhood.
6. The Council has repeatedly stated its commitment to balancing the owner/renter ration of the city. This will only exacerbate the imbalance in favor of "transient" vs land owning citizens.
6. While bringing tax dollars to the city's treasury, it will be very poor for the life style of this neighborhood and all citizens who use this corridor.

Balance between growth, income and life style is difficult but lines need to be drawn somewhere.

Thank you for your consideration.

Susan Joseph
Lost Forest Neighborhood

Abaray, Linda

From: Marianna Magee <marimagee@hotmail.com>
Sent: Friday, November 07, 2014 2:27 PM
To: Abaray, Linda
Subject: Opposition of Quintus Development's re-zoning petition No. 201403227

Linda Abaray,

I am writing to oppose the Quintus Development's re-zoning petition No. 201403227, which will convert the current Marshall's plaza into an apartment complex. My husband and I live on Hunting Creek Road, so this matter hits very close to home. We moved into the Mt. Vernon Woods neighborhood approximately five years ago. We chose to purchase a home in this neighborhood beause of the location within Sandy Springs, tight-knit community and the beautiful property on which our home sits. We have enjoyed our time living in Mt. Vernon Woods and had long term plans to stay in our home and raise a family.

With the conversion of the Marshall's plaza into a 329 unit complex, the peaceful community of Mt. Vernon Woods, and the surrounding neighborhoods, will be ngatively impacted.

I have many concerns about the petition that has been filed:

- The propsed 329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan.
- The 718 car parking garage will increase communiter traffic substantially along one of the most ongested corridors of Roswell Rd.
- The proposed buffer between the Mt. Vernon Woods is inadequate and the apartment complex will tower above the neighborhood.
- The developer has provided no information concerning the impact of the project on public schools
- The apartment will bring the opportunity for additional crime into our neighborhood. We have already had issues with break-ins and theft over the past few years. I am very concerned about who will be moving into the apartments and how they could target my home for easy theft.
- Noise levels. With apartment decks facing Hunting Creek Rd., there will be additional noise impacting my and my neighbor's property.
- Apartment dwellers using Mt. Vernon Woods amenities – playground, pool, tennis courts – that are part of our homeowners association and not for the broader public's use.
- Effect on property value.
- The future of the apartment complex. What will be the status of the complex 5, 10 years from now. If it is like many of the apartment complexes already along Roswell Rd., it will become an epicenter of crime and low income housing.

In closing, I have attached a link to an article from 2013, quoting our current Mayor Rusty Paul when he was running for the position. (http://patch.com/georgia/sandysprings/eva-galambos-wants-to-hand-city-reins-to-rusty-paul-a4b4d10ff51) Below are a few select sentences where Mayor Paul discusses his vision for Sandy Springs and how he does not want to develop anything that will damage our residential neighborhoods and how poor zoning decisions were made before. Damage to our neighborhood and poor zoning decisions are exactly what this petition will allow for if it passes. It will negatively impact a neighborhood that has been an integral part of the community since 1952.

Rusty Paul is a former Georgia State Senator and Department of Housing and Urban Development Assistant Secretary. He currently serves as co-chair of the Government Affairs and Public Policy Practice.

If elected, Paul said his vision includes replacing old apartment complexes. "If we don't replace our rental housing stock in a timely manner, we'll soon find we have evolving pockets of slums that will be a breeding ground for crime and a deteriorating quality of life," Paul said.

Paul added that he also wants to ensure that the right kind of commercial development comes into Sandy Springs. Poor zoning decisions were made before Sandy Springs was incorporated, he said.

"I don't want to see anything that damages our residential neighborhoods," Paul said

Thank you for your consideration of my comments.

Marianna Magee

Abaray, Linda

From: Alan Magee <alan.magee@ihg.com>
Sent: Friday, November 07, 2014 3:37 PM
To: Abaray, Linda
Subject: Opposition of Quintus Development's re-zoning petition No. 201403227

Linda Abaray,

I am writing to oppose the Quintus Development's re-zoning petition No. 201403227, which will convert the current Marshall's plaza into an apartment complex. I moved into Mt. Vernon Woods community on Hunting Creek Road with my wife almost five years. We have lived in Sandy Springs for over 10 years and truly love our city. We are actively involved in numerous community groups and are excited about the direction that the city leadership is taking.

But this development is very inconsistent with that vision and makes us doubt if Sandy Springs remains the right place to be a resident. This complex does not support the future downtown vision for Sandy Springs which is why our community is so adamantly opposing it.

This conversion directly affects our home as it will be one of the closest homes to the development. Our main concerns that have not been addressed in the last two city meetings related to this are:

Crime
The apartment will bring the opportunity for additional crime into our neighborhood. We have already had issues with break-ins and theft over the past few years. I am very concerned about who will be moving into the apartments and how they could target my home for easy theft - especially since the Apartments will be hovering over top of us and can see when we enter and leave our house.

The future of the apartment complex. What will be the status of the complex 5, 10 years from now. If it is like many of the apartment complexes already along Roswell Rd., it will become an breeding groud for more crime and low income housing. it is like what Rusty Paul campaigned on "Removing the Slums from Sandy Springs". This will become a new slum in 5 years.

Additional Residents
The proposed 329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan. The 718 car parking garage will increase commuter traffic substantially along one of the most congested corridors of Roswell Rd.

Home Value & Safety
The proposed buffer between the Mt. Vernon Woods is inadequate and the apartment complex will tower above the neighborhood.

Effect on property value. This is one reason that we moved to Sandy Springs is because of holding our property value and this will specifically lower the value our home for any potential buyer.

Noise levels. With apartment decks facing Hunting Creek Rd., there will be additional noise impacting my and my neighbor's property. You can already hear clearly neighbor activity from two streets over and from Mt. Vernon Presbyterian School at all times of the day and night

Apartment dwellers using Mt. Vernon Woods amenities – playground, pool, tennis courts – that are part of our homeowners association and not for the broader public's use. We are starting to see an increase in the homeless population in our area along Roswell Road and Mt. Vernon which already target our community for sleeping and crime.

We had original plans to stay in our home for a very long time and even expand it. But if this development does move forward, makes us really consider having a future inside the city of Sandy Springs.

Thank you for your consideration.

Alan Magee

Abaray, Linda

From: nnorris@ups.com
Sent: Friday, November 07, 2014 11:32 AM
To: Abaray, Linda
Subject: Opposition to Rezoning Petition No. 201403227 - Quintus Development

To whom it may concern,

I am writing this email to express my concerns and opposition to the rezoning petition No. 201403227 and the proposed development that will replace Marshalls.

Due to a recent transfer at work and wanting to eliminate the long commute that goes with working in Sandy Springs and living in somewhere like Roswell or Alpharetta, I decided to purchase a home inside of Sandy Springs. In late September my wife and I closed on a home in the community of Mount Vernon Woods. Besides the proximity to my work, other main things that drove us to purchase in Mount Vernon Woods where the green space and the great sense of community that is getting harder and harder to come by in this area.

The home we purchased was built in 1958 and has seen better days. My wife and I bought this home with the intention of later replacing it with new construction. I am saddened to hear that some of the reasons we bought this home for, not even two months ago, could be quickly changing. If this proposed plan for a 329 unit apartment building and 718 car parking deck are approved it would likely have a large impact on our community from both a density and traffic standpoint along with destroying even more of the green space that makes Sandy Springs unique from the rest of Atlanta.

Neal Norris
Financial Reports & Plans
UPS
55 Glenlake Parkway NE
Atlanta, GA 30328
Phone: 404.828.6096
Email: **nnorris@ups.com**

Abaray, Linda

From: Lorry <lca31309@yahoo.com>
Sent: Friday, October 24, 2014 3:52 PM
To: COSS Planning and Zoning; Dickerson, Patrice
Subject: Please do not vote to allow the Rezoning Petition 201403227

Hello,
I'd like to voice my concern for Rezoning Petition 201403227 requested by Quintus to change the zoning of the C-1, R-3 & R-4 properties to Mixed Use to include a 4-story 329 multi-family units.

I think the zoning board should not grant this request because adding additional living quarters will further increase a current high vehicle volume in an already over-stressed main corridor. Traffic along Roswell Road between Abernathy Road and I-285 is currently so stressed that it can take 20 minutes to travel this distance by car during 7AM-7PM Monday -Saturday. I imagine if a multi-family residence were in this location, travel times would be greatly increased and counter the overall plan for pedestrian friendly downtown district. More residential traffic to this location will stress the already rush-hour times for existing traffic.

If new development comes to Sandy Springs it needs to make the downtown a more pleasing place to be, not a more stressful place to be.

The sidewalks along Roswell Road are not pedestrian friendly and the idea that residents on the East side of Roswell Road will walk to the West side of Roswell Road to enjoy the benefits of downtown may actually create more jay-walking a pedestrian accidents.

The current supply of retail space in this vicinity appear to be greater than the demand considering the number of vacant commercial properties between Abernathy and Roswell Road.

Please do not grant this petition.

Is there another option where I can communicate to our City Planners that this is not a good idea?

Thanks and Best Regards,
Lorry Alexander

Abaray, Linda

From: mark.wallace <mark.wallace@spartantech.net>
Sent: Thursday, November 06, 2014 2:38 PM
To: Abaray, Linda
Subject: Please reference Rezoning petition No 201403227

Linda,

My name is Mark Wallace. I definitely oppose putting an apartment complex where the existing Marshalls is. I am currently dealing with a complete destruction of the forest directly behind my house for a Zaxbys. I can only imagine an 5 story apt complex. We all moved here for the privacy and beautiful wooded lots. It seems as though Sandy Springs is more concerned with building new new businesses and destroying old forest than community and neighborhoods. I am all for a nice new development but an apt complex? Roswell rd has enough traffic at that location. Also what an eye sore for the residents. Who wants to look at a parking deck. I have also looked at the builders other properties and they don't look great and would turn into an avg complex within 10 years bringing the value of the community down. Please don't let this happen. Sandy Springs has always been about community and it now seems like it wants to be buckhead or midtown. Keep our beautiful neighborhoods pristine.

Sincerely,

Mark Wallace
Vice President
Spartan Technologies, Inc
555 Northpoint Pkwy Center east, Alpharetta, GA
Direct - 404 401-6246
www.spartantech.net

Abaray, Linda

From: Bridget <bridgetmblake1@gmail.com>
Sent: Friday, November 07, 2014 10:50 PM
To: Abaray, Linda
Subject: Please Stop!! Rezoning Petition 201403327 - Quintus development

Hi there-

I am writing to oppose the rezoning petition of the Quintus apartment development. There are so many great changes going on in Sandy Springs, but we do not need this!! Traffic is so congested along Roswell rd and this would also be a detriment to the MVW neighborhood. Please stop this development!!

Sincerely,
Bridget Blake
Hammond Hills resident

Sent from my iPhone

Abaray, Linda

From: Pam Wilson <pam.wilson@mac.com>
Sent: Wednesday, November 05, 2014 3:05 PM
To: Abaray, Linda
Subject: PLEASE

PLEASE do not put more apartments on Roswell Road. The area is very congested, and we already have too many apartments, which are not conducive to the quality of life we want here. Condos are okay, but that many more apartments in this area will degrade our downtown community. Put them in another area of Sandy Springs, if necessary, but not downtown. (Look at how MANY apartments are less than a mile north on Roswell Road.)

Pam Wilson

Abaray, Linda

From: Linda Knight <lindamknight@icloud.com>
Sent: Wednesday, November 05, 2014 4:22 PM
To: Abaray, Linda
Subject: Proposed apartment bldg at old Marshall's shopping center

I have lived in Sandy Springs since 2010. This doesn't seem consistent with SS plan. I live in Vernon Woods and we already have lots of prowlers and congestion.

I fully support the mount vernon woods community associations position statement.

Linda Knight
565 Carriage Dr
SS

Abaray, Linda

From: Martin, Joan F. <JFMartin@seyfarth.com>
Sent: Friday, November 07, 2014 10:04 AM
To: Abaray, Linda
Subject: Proposed Apartments

Sirs,

I am a 20 plus year resident of Sandy Springs and I am opposed to the building of a 5 story apartment complex plus parking garage on Roswell road in the former Marshalls space. The last thing Sandy Springs needs is more apartments, more traffic and more crime. Please consider retail space at this location that would encourage commerce and tourism in our community.

Thank you,
Joan Martin

Whispering Lane
Sandy Springs, GA

The information contained in this transmission is attorney privileged and/or confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited.

Abaray, Linda

From: Rachel Friedberg <rwfriedberg@gmail.com>
Sent: Thursday, November 06, 2014 3:22 PM
To: Abaray, Linda
Subject: Proposed apts at Marshall's on Roswell Rd

Dear Ms Labray,
I live in Aberdeen Forest, approx one mild from the current Marshall's site. I am writing to strongly object to building a 300+ apt building and 700+ parking garage. His would include a loss of current green space behind Marshall's.
Pulte homes are in the midst of building a 60unit comes down the street on Glenridge, and another 25 homes on Glenridge.
There are over 500 apts under construction at Johnson Ferry at Hammond.
Our current roads- Hammond, Peachtree Dunwoody, Glenridge Dr, Johnson Ferry, and Roswell Road are not wide enough for the increase in traffic as it is. We have already seen more traffic, more lights, longer delays.
The loss of trees and green space is bad for our environment, our children, our natural resources.

We moved to Sandy Springs specifically for the green space, openness. It is very surprising and saddening to see city council choosing construction and business over its citizens interests.
It seems that each project is approved on its own, without a look at the big picture.

My family and I strongly oppose the construction of more large apt buildings and the loss of trees and green spaces.

Thank you for your time.

Rachel Friedberg
Sent from my iPhone

Abaray, Linda

From: Chris Miller <cmiller@naibg.com>
Sent: Friday, November 07, 2014 8:13 AM
To: Abaray, Linda
Subject: Proposed Quintus Development bordering MVW Neighborhood

Linda,

I am writing this email to express my opposition to the proposed rezoning of the Marshall's property. It will have an extremely negative effect on our neighborhood and the surrounding area. I grew up in Sandy Springs and have seen it change from a suburb to a more urban area over the last 20 years. I believe that a high density apartment project is not appropriate for the site due to the volume of additional traffic it will create, the noise level it will create for bordering homes in MVW, and the additional concern it will have on the overall safety of our neighborhood.

I think Transient residents of Sandy Springs have had a dramatic effect on the quality of our community, school systems, and crime in our city.

Please recommend to Oppose this Project!!

I'd also like to thank you for taking the time to meet with the residents of our neighborhood and listen to the individual concerns each has regarding this project. Thanks for your patience!!

Sincerely,

CM

CHRIS E. MILLER
Vice President
cmiller@naibg.com

404 812 4084 Direct
678 596 0325 Mobile

NAI Brannen Goddard

NAI Brannen Goddard naibg.com
5555 Glenridge Connector, Suite 1100, Atlanta GA 30342

NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global has more than 375 offices worldwide, with over 6,700 local market professionals, managing over 380 million square feet of property.

Abaray, Linda

From: Steve Ray <steveray22@gmail.com>
Sent: Friday, November 07, 2014 10:22 AM
To: Abaray, Linda
Subject: Quintas Development / Marshall property on Roswell Rd

Hi Linda, hope week is going great.

I am writing to express a major concern of the 329 Apartment structure on the Marshalls building site on Roswell road.

The amount of traffic already on Mt Vernon Hwy and Johnson Ferry is crazy. With these new families, the MVPS school and workers trying to get home to Cobb County will greatly increase with this new project. Not even considering the new developments being built on Glenridge.

Don't make this already congested part of Sandy Springs a complete traffic gridlock. Pls do more traffic studies first, see what is happening with both Glenn properties before moving forward.

I am for rejecting and voting no to this project.

Thanks for your time, have a great weekend.

Steve Ray
565 Carriage Drive
404-314-6097

Abaray, Linda

From: Pat Hayes <pathayes4@comcast.net>
Sent: Friday, November 07, 2014 3:34 PM
To: Abaray, Linda
Subject: Quintus Dev & Mt Vernon Woods SD

Ms. Abaray,

My husband and I are 42 year residents of Mount Vernon Woods Subdivision. We wish to voice our objection to the Quintus Development proposed for the Marshall's property on Roswell Road for the following reasons:

- Traffic during the work week is already grid locked from 4:00 p.m. until after 7:00 p.m.
- Weekend traffic will be greatly increased with the added number of cars from this property together with the 1,350 person capacity for the proposed civic center, all located in the most congested area and what is considered the "heart" of Sandy Springs.
- It is already impossible to exit our subdivision during the heaviest gridlock hours as Abernathy and Mt. Vernon Roads are backed up with cars trying to access or cross Roswell Road.
- The buffer area between MVW and commercial property should be increased from 50 to 150 feet regardless of how the Marshall property is eventually developed.
- There are already an abundance of apartments in Sandy Springs which impact our school systems – we need more single family residences, not apartments
- There are properties all along Roswell Road north of Abernathy better suited for apartment development
- To envision a large number of people "walking" to shops and restaurants and parks when they have to cross either Roswell Road or Abernathy Road is a joke. You have to be a track star to "safely" cross these streets with children in tow or if one is elderly or handicapped.

Thank you for your consideration of our concerns.

Pat Hayes

Abaray, Linda

From: hleeyoung@aol.com
Sent: Friday, November 07, 2014 8:48 AM
To: Abaray, Linda
Subject: QUINTUS

Please note that we are TOTALLY against the construction of the apartment /parking complex slated for the Marshall complex. Not only is the density projection way out of sight, the traffic increase would be horrific.

Are we to expect more outrageous building to engulf our community?

Ann & Herbert Young
430 Heritage Way
Sandy Springs,Ga. 30328

Abaray, Linda

From: Laura K. Spence <lkskrebs@att.net>
Sent: Wednesday, November 05, 2014 11:21 PM
To: Gabriel Sterling
Cc: Abaray, Linda
Subject: Re: Marshall's Apartment Zoning Request

Gabe, I have been to both meetings with the Quintas people that took place at City Hall. I was not able to attend the meeting at Dana's house. I would like to express my agreement with the issues that are being brought forward by our neighborhood. I believe we need to prevent this development as it is presently purposed. The major issues are traffic on Roswell Road, the density being well above the city plan and the effects of more apartments on our schools, city and neighborhood safety. We already have a great deal of apartments in our area and as they deteriorate the issues with safety become greater and greater. So although Quintas has indicated they intend high quality apartments, I suggest apartments on Roswell Road are not what the city needs or should support. If we don't adhere to our City plan we will eventually loose all ability to just as Fulton County did. We will allow one development and then the next person we try to deny will say you let the first guy why not me and the dominoes fall. I know Quintas point is something will have to go on the Marshall's property so why not their development. I agree something will go there but it doesn't have to be as dense or even apartments. Please vote to turn down this rezoning as it stands.

From: Gabriel Sterling <gabrielsterling1@gmail.com>
To: "gabriel@gabrielsterling.org" <gabriel@gabrielsterling.org>
Sent: Wednesday, November 5, 2014 10:27 AM
Subject: Marshall's Apartment Zoning Request

As you likely know, there is a pending rezoning of the Marshall's on Roswell Road that backs up to Mt. Vernon Woods. The developer, Quintus, has filed a zoning requesting approval to build a 329 unit apartment building. Go to this link http://sandyspringsga.gov/SandySprings/media/Agendas/CZIM/2014/92314/201403227-Cover-Sheet.pdf to see the Quintus submittal.

Over a month ago, I came to a meeting at the home of the President of the Mt. Vernon Woods President...nearly 50 concerned neighbors attended. At that time, I answered many questions on process, comprehensive plan, buffer rules, etc.

My strongest suggestion was to make your voice heard. Be respectful and stick to the legal points. Your neighborhood has done a very good job organizing.

You are coming up on another deadline to be heard on this zoning for this project. ***This Friday, November 7 is the deadline to have your written comments added to the "packet" on this proposal that will be presented to the Planning Commission.*** Their meeting will be held on Thursday, November 20 at City Hall.

Here is the contact to whom you should submit comments:
Linda Abaray
Senior Planner
LAbaray@sandyspringsga.gov

The way to identify what proposal you are commenting on make sure you use the following references:
Rezoning Petition 201403227
Quintus
6337 Roswell Road

Whatever your opinion, I encourage you to let it be heard.

Finally, as I explained at the neighborhood meeting. I can not say how I would vote on a petition before we hear it at Council. If I did so, I would be forced to recuse myself, leaving our district, and your neighborhood, without a voice on the matter. I will not do that.

If you have any questions, please feel free to email here or at GSterling@SandySpringsGA.gov or call me on my cell at 404.396.5686.

Please share this with your neighbors as I do not have every email in Mt. Vernon Woods.

Thanks so much,

Gabriel Sterling
Councilman, District 4
City of Sandy Springs

Abaray, Linda

From: David Shy <dshy33@gmail.com>
Sent: Wednesday, November 05, 2014 10:30 AM
To: Abaray, Linda
Subject: RE: Quintus Development, 6337 Roswell Road

Reference Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road

As a homeowner and resident of Mount Vernon Woods subdivision, I implore you to reject the plan for Quintus to construct a 329 unit apartment complex at 6337 Roswell Road. Please take into consideration that this is very close to the location of the complex which the city of Sandy Springs is in the process of building. The intersections of Roswell Road/Mt. Vernon Hwy. and Roswell Road/Johnson Ferry Road are already extremely busy. It is not unusual to have traffic backed up well past Mount Vernon Presbyterian School, even outside of "rush hour". This is just one area in which the proposed apartment complex would affect Mount Vernon Woods. The close proximity of the complex to the neighborhood is another. The complex would literally touch the back of this older, quiet neighborhood of single family homes. Please consider the consequences on the many families in the area that moved to Sandy Springs, and to Mount Vernon Woods, to escape the congestion and headaches that a complex such as the one Quintus is planning.

Sincerely:

David Shy
6275 Hunting Creek Road
Sandy Springs, GA 30328

Abaray, Linda

From: Harry Flemister <harryflemister@gmail.com>
Sent: Thursday, November 06, 2014 8:01 PM
To: Abaray, Linda
Subject: re: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Rd

I oppose the rezoning as a member and resident of Mount Vernon Woods in Sandy Springs since 1959 on several grounds.
Firstly, they exceed the maximum density permitted by the Sandy Springs Comprehensive plan.
Secondly, congestion in that corridor is one of the worst in Sandy Springs and introduction of even half of the proposed 718 cars allotted for in the parking would completely strangle commuter traffic in that and the adjacent areas.
Third, the buffer between Mount Vernon Woods and the proposed development is inadequate and the building would tower above our neighborhood creating even more negatives.
I have seen nothing as to the impact this would have on our already crowded schools, not to mention emergency services, drainage, utilities or other impacted areas of the city's infrastructure.
I hope that you will uphold the Comprehensive plan and put the comfort of the residents' and the overall function of the area over what I can only assume is some financial carrot being dangled to even allow consideration of something that would so negatively impact that already congested portion of our city. Such negative ramifications will only cause our current businesses and residents to want to move to areas where they are more considerately treated.

I hope that good judgment shall prevail and the rezoning will not be approved.

Thank you

Jessie Flemister Carson and Harry Flemister

Abaray, Linda

From: Mark Wallace <wallace0713@yahoo.com>
Sent: Friday, November 07, 2014 10:32 AM
To: madelinezell@yahoo com; Abaray, Linda
Subject: Re: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

This is awesome. Your so much better than this than my hot tempered reactions to things.

From:"madelinezell@yahoo com" <madelinezell@yahoo.com>
Date:Fri, Nov 7, 2014 at 10:21 AM
Subject:Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Linda -

I am contacting you in reference to the subject petition in an effort to reflect my opposition to this development.

I am a resident on Mount Vernon Woods, which is a well established residential neighborhood located in the direct vicinity of this area. When my husband and I found the home on Cherry Tree Lane, we were so pleased that the neighborhood was so wooded, and had a great buffer between the homes and the main roads including Roswell Road. It provided us with protection from noise and foot traffic.

However, we have recently learned of new developments taking place which is taking away from our sancutuary. Now that Zaxby's is being built, we no longer have a buffer in between us and Roswell Road and now the city is actually debating on building a residential apartment complex along the same side of Roswell Road which also backs up to our neighborhood?

Not only will this development cause more congestion in an area that already has such high traffic congestion, it will also increase foot traffic, which in turn can lead to more crime in the area. In the long run it will only hurt the value of our homes and neighborhoods in the area.

We all want to help promote business development in the City of Sandy Springs, but not at a cost to the homeowners that take pride in their neighborhoods.

I strongly urge the City of Sandy Springs to oppose the petition and find a new plan to promote new restaurants, and businesslike to be build in place of apartments.

In addition to the afrementioned thoughts as to why this petition should be opposed, please see additional notes below:

1. The Project's proposed 329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan. Stated differently, the Plan contemplates 188 units and the Developer is petitioning for construction of almost double this amount.

2. The Project's 718 car parking garage will increase commuter traffic substantially at one of the most congested locations in Sandy Springs. The Developer has provided nothing to substantiate that this location can accommodate the density requested.

3. The Developer's proposed buffer between the MVW Community is inadequate and the apartment complex will tower above our neighborhood.

4. The Developer has provided no information concerning the impact of the Project on public schools.

Please think about the above points and we hope that you along with the city will make the right decision for the residents of Sandy Springs and Mount Vernon Woods.

Respectfully,

Madeline K. Wallace
678-662-2183

Abaray, Linda

From: Linda Schmidt <lswriter@earthlink.net>
Sent: Thursday, November 06, 2014 3:29 PM
To: Abaray, Linda
Cc: LSWriter@earthlink.net
Subject: RE: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

11/6/14

COMMENT (deadline 11/7/14)

TO:
Linda Abaray, Senior Planner
City of Sandy Springs

Dear Ms. Abaray:
I vehemently oppose this rezoning of the Marshall's Plaza for an apartment complex, as I understand this referenced petition requests. As a 30-year resident of Sandy Springs whose children went through local schools (Spalding Drive Elementary, Sandy Springs Middle, North Springs High), I can unequivocally tell you that apartments have been a key factor in the decline of our public schools. Apartments bring a transient, lower-income population with no equity in the school system, and which also adversely affects classrooms with high turnover and resulting discipline and low-achievement issues. We have had more than enough of this in Sandy Springs over the past 30 years.

There is also the issue of the city center. This is not what the new City of Sandy Springs needs if it is to have a vibrant city center that is attractive to the majority of residents (and visitors), such as that of Roswell or Alpharetta. Plus - an apartment complex would bring more in-and-out traffic on already congested Roswell Road in the center of town - a disaster for residents and the business community alike.

Please do not approve this rezoning on ANY basis, with any concessions or in any form.

Linda Schmidt
Property owner
219 Devonwood Drive
Atlanta, GA 30328

Abaray, Linda

From: Thom Underwood <thom@medworldsupply.com>
Sent: Friday, November 07, 2014 10:09 PM
To: Thom Underwood
Cc: Abaray, Linda
Subject: Re: Rezoning Petition No. 201403227-MVW

I oppose the petition because:

1. The Project's proposed 329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan. Stated differently, the Plan contemplates 188 units and the Developer is petitioning for construction of almost double this amount.

2. The Project's 718 car parking garage will increase commuter traffic substantially at one of the most congested locations in Sandy Springs. The Developer has provided nothing to substantiate that this location can accommodate the density requested.

3. The Developer's proposed buffer between the MVW Community is inadequate and the apartment complex will tower above our neighborhood. This will dramatically lower the value of homes directly behind the proposed apartments and pull down the value of remaining homes in MVW.

Regards
Thom Underwood
6296 Vernon Woods Drive NE

Abaray, Linda

From: Judy Bowles <judybowlesatl@gmail.com>
Sent: Friday, November 07, 2014 11:08 PM
To: Abaray, Linda
Subject: Real Estate Development - Sandy Springs - Marshalls PLaza - Don't Do It - Don't be FOOLED

Linda, where do I start. History: I grew up in Buckhead when Buckhead was not cool. Sandy Sprins was....My Aunt and cousins moved to Sandy Springs where everyone had friendly neighbors and played kickball in the streets and played in the creeks in their backyard. My Uncle owned the Dairy Queen @ Roswell and 285 when it was built. (Now Zero) There was no crime, no traffic and the neighborhood pools held swim meets that were the talk of the town.

Mt. Vernon Woods had a better pool than Hammond Hills. Swim coaches were totally into competition swimming. The whole neighborhood would show up at 8am on a Saturday morning.

People who see this neighborhood as special are attempting to ruin the whole effect of neighborhood. Let outsiders come in in the name of development and bait and switch for a buck. This developer has one huge paved parking lot with tenants who are leaving him for a more neighborly retail opportunity. Since he ran off his tenants and its customers he now wants to ruin the neighborhood.

- exchange tons of traffic ; a suicide lane and multiple confusing entrances for 400 cars for 787 parking spaces and 360+ residential units
- in exchange for a surface lot of concrete that he has owned and profited from he wants more money from development because retail customers hate the intersections so ....sell it to apartment dwellers who want cheap rent (not a high rent facility I understand)
-- -- please do not fall for the bait and switch!!! The retention pond and back access through Mt. Vernon Woods would be awful for many residents and he is luring the city planners to use a neighborhood with children for traffic to the backside of his property. Hoping to exchange the "ROAD" - Donate the road to the City - Sounds like a bribe in order to seek favor for a wink and a blink on exceeding zoning ..(calling it mixed) It has not and should not MIX commercial high traffic/high density R-2/R-3 as a convenient over site for the buffer zone for our neighborhood. Nor should they put a mosquito pit /retention pond for Mt. Vernon Woods neighbors to endure.

Did I mention the through traffic that is CRAZY- Between 3:00 pm and 7PM Mt. Vernon Woods is where road raged people seek and escape from Roswell /Abernathy/ Mt. Vernon Hwy. Adding high density residential will only congest the roads and increase the madness. Do not buy for a minute that extending Bolylston into our neighborhood wold do anything but increase volume of cars and deaths. Our kids ride bikes in the streets because we do not have sidewalks...we cannot control the crazed drivers.

Please tell my friends on the planning commission to check in with the Perimeter Investment District - GREAT Job!!! We have more access to GA 400! WE also have more cars crossing Roswell Road @ Abernathy and @ Mt. Vernon Woods than ever!!! Thus, we have to wait 20 minutes to get to Mt.Vernon Woods Neighborhood because of the wOffice workers headed to Cobb via the river and access to 285. So PLEASE DO NOT add insult to injury to add traffic, rear access to the proposed Multi story tower.

---It will take away our privacy to plow down the buffer and increase the traffic volume on Cherry Tree.

_The developer has $7 millón in land and made business decisions about the bank and restaurant that put money in his pocket. Marshalls did not sign up for renewal because their year over year sales decreased. It was too much of a concrete jungle for their customers to maneuver through the parking lot and then onto South Roswell Road. There are

over 10 ingress and egress points from Cromwell Square (and Bank) and Marshalls Plaza/(and Bank). Adding the food stores and drug stores make it 14. Some developer should have to pay for a new signal,turn lanes, Special curb cuts and pedestrian access to cross the street. Oh yes, we are thinking about connecting more pedestrians to the mix for city events.....a little alcohol and jaywalking.....receipe for disaster. (See south on Roswell @ the beer pubs and heavily utilized apartment complex) Disaster!!! Planners nightmare.

It is late, you have a deadline. I am sick that the city planners are blinded by the " kind donation" from the developer offering their interest in the road as hush money !!!

Sandy Springs, Stick to your core principles. It must be good for the people first. Run the neighbors out and you will have no one to shop the retail. Keep neighborhoods places for kickball, swim meets, and safe social activities.

Best regards, Judy B...following Sandy Springs development since 1964 404-734-4071

Abaray, Linda

From: Bob Beard <bob.beard@focusbankers.com>
Sent: Wednesday, November 05, 2014 1:11 PM
To: Abaray, Linda
Subject: Reference:Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road

Linda,

Thanks for including our neighborhood in the process regarding the redevelopment of the above referenced property.

I am a resident of Mt. Vernon Woods at 6326 Vernon Woods Drive.

Let me state my objections to this development:

1. It is an egregious departure from the Sandy Springs Comprehensive Plan in that the applicant is asking for units to the acre almost double the stated Plan goal of 12-20 units per acre.
2. Strategically, a major hindrance to the appearance of Roswell Road is apartments. It matters not the current economics of such a proposed development. In a matter of years, apartments on major roads deteriorate, usually after the original owner has made their economic return. All you have to do is look at the various complexes between Abernathy Road and Northridge to see what I am referencing.
3. Traffic concerns over such a development are astronomical. 718 cars trying to get out of there and making a left turn to proceed toward Atlanta? They would all have to exit through the Walgreen's parking lot to the light at the Benson Center.
4. The Benson Center was built with the road blocked between our neighborhood and its entrance. The county was and is concerned over traffic issues as the users of the complex are elderly and such an additional traffic burden at the Roswell Road/Vernon Woods Drive intersection, particularly given the awkward flow from behind Walgreen's, will be a big problem for the Benson Center.
5. As to points 3 and 4 above, the applicant has not done a traffic study. That is unacceptable given the potential issues.
6. The height of the building will tower over our neighborhood given the requested density. One of our neighbors commissioned a drone to demonstrate this issue. In addition, such a height will be inconsistent with everything else in the vicinity.

In conclusion, such a development seems totally inconsistent with the city's long range planning and this applicant should be denied. If the applicant is willing to compromise on density and height (they go hand in hand), then there may be something the neighborhood could negotiate. To date, we have attempted to negotiate the above issues with the developer to no avail. The developer has offered two primary concessions, and we appreciate those (maintaining the existing buffer by moving the detention collection system, and constructing the fire access so as not to be "road grade"); however, on the overriding density issue, the applicant has stated its economics do not work without the density. That is an issue between the buyer and the seller. The neighborhood and city should not fall victim to an attempt to create value to the detriment of adjoining property and Sandy Springs' overall wellbeing.

Thanks again for all you do.

Bob Beard

Bob Beard
Managing Director
FOCUS INVESTMENT BANKING LLC
3353 Peachtree Road, NE

Suite 1160
Atlanta, GA 30326
(404) 963-8256
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bob.beard@focusbankers.com
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Abaray, Linda

From: Ryan Wise <ugawise@gmail.com>
Sent: Monday, November 03, 2014 9:34 PM
To: Abaray, Linda
Subject: Rezoning and re-building at Marshall's Plaza at 6317 Roswell Rd./Hunting Creek Dr.

Dear Linda Abaray,

Some of this discussion may be redundant, but I want to make sure it's on the record, if not already.

I've spent some time looking at the plan to replace or rebuild portions of the Marshall's Plaza shopping center, and have a few major concerns to be addresses regarding the requirements the project includes. I hope there will be a fluid discussion of terms before approval is decided upon.

A primary concern will be the requirements of a re-zoning of land, specifically the R-3 lots, that the owners have requested. The concerns are both due to their location neighboring neighborhood homes on a neighborhood cul-de-sac.
A second concern is the lack of space for the residents, and thus the overflow of land use by their residents, with no inclusion of management nor concern by the project plans as they stand.

Re-zoning:

1. The R-3 lot(s) proposed, ending at Hunting Creek Dr., will place Mt. Vernon Woods neighborhood homes to the left and right of this proposed Mix/Business C-1 zone lot. The land of the current R-3 lots, the proposed C-1 lot, line the end of a cul-de-sac in the Mount Vernon Woods neighborhood. The proposal surprises me that this land would be such a significant requirement to be marked as a business project to be located on Roswell Rd.
2. The remarks from the Quintus delegate explain that the purpose of using this land in the project is that the project owners are simply trying to spend as little money as possible to upgrade their old facilities, and that it would be too expensive to handle their project using land currently zoned at Roswell Rd. His statement confirms that the project owners and contractors acknowledge a different approach to the project, but they'd prefer to use the land on the neighborhood road, if allowed. However it appears that, by law, this project would not include enough land, a minimum of 10 acres, in this proposal to become a Mix Use C-1 property, if the proposal did not include the entirety of land that ends on Hunting Creek Road. (THE CITY OF SANDY SPRINGS ZONING ORDINANCE: ARTICLE VIII SECTION 8.2.3 G.2: Parcels in living-working corridors shall have a minimum parcel size of ten (10) acres.)

    - This will be a very significant portion of the project needing approval by our Sandy Springs lawmakers on a matter of these extraordinary requirements for their project to be fulfilled as proposed. As this new zone would cover land across a neighborhood road to be rezoned for business use, I hope you reconsider any approvals. Assumptions that a business will not reuse portions of a business-zoned lot should not be made. This, itself, is a purpose of City Zoning Ordinances.

The Numbers of Occupants in this small of a section of Roswell Rd.

1. In their current plan, Quintus requests a Sandy Springs height ordnance be waived, and would include 329 new dwellings in a space of barely 10 acres. The use of this small space will also require current

business to remain in use on the 10 acre land, as well as the project's new facilities. Because the remaining space on the land is such a small area, the project can only include a small amount of open space for use by their residents. With the current proposal, a significant amount of their land use, not including road traffic, would most assuredly spread into nearby areas. The Quintus proposal ignores this fact, expecting that the neighboring residential areas will manage almost all of their open land use. The proposal prepares for this by including most of their traffic onto Vernon Woods Dr. Currently the road is the only nearby avenue that residents of the proposed residents would have as open space nearby. The single neighborhood on Vernon Woods Dr. currently manages a neighborhood playground, as well as the pool and tennis courts and the beginnings of its neighborhood homes, immediately inside the walkway at Vernon Woods Dr. The proposal inherently leaves the use of this land and facilities to its occupants, and will require either support and maintain of use for these residents, or to handle new security measures in an effort to ensure use by due-paying members of the neighborhood's facilities. Further, the large amount of new residents will force tighter security measures by homeowners living in the neighborhood, as this amount of residents in this area have not been attempted or prepared for by the city nor the homeowners.

- This attempt to put this amount of residents in such a small space, as proposed by Quintus, again requires lawmakers to approve another matter of extraordinary requirements. It requires outside land sources to fulfill, and manage, portions of their residential use. The local neighborhood land and facilities nearby would have have to fulfill this role, as there are currently no public facilities prepared for this use.

The voters for a City of Sandy Springs were voting for this purpose, to be fully included in the matters of land use in the city. This will be an important decision that will have an effect, now and in future requests, regarding zoning for business purposes in a space immediately on neighborhood roads for this and other neighborhoods in the city. With the zoning as a required portion of the proposal, the project next includes further waivers to allow their project. With these requests on the table, the project will still only barely pass city ordinances, and yet gives no regard to its necessary use, and overuse, of the surrounding areas.

Please keep these things in mind when making your decisions.

Sincerely,
Ryan Wise

404-304-2680
420 Bridges Creek Trl.
Sandy Springs, GA 30328

Abaray, Linda

From: Bert Wells <berthouse@msn.com>
Sent: Friday, November 07, 2014 12:01 PM
To: Abaray, Linda
Subject: Rezoning Petitiion 201403227 Quintus 6337 Roswell Rd. SS,GA

Subject: Marshall's

We are so upset about the possibility of a huge multi-story building and parking deck replacing Marshall's. It is almost impossible to leave our neighborhood now due to the traffic and this would only add to the congestion on Roswell Road, Mt.Vernon Highway and Abernathy. Please do not approve this project. Think about our neighborhoods and the schools nearby. Thank you. Bert and June Wells, Mt.Vernon Woods

Abaray, Linda

From: Dale Turner <dct0601@aol.com>
Sent: Friday, November 07, 2014 10:48 AM
To: Abaray, Linda
Subject: Rezoning Petition #201403227

November 7, 2014

Dear Ms. Abaray,

As a l long-time resident of the Mount Vernon Woods Community, I oppose the Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road. I support the objections that were communicated by the MVW Association concerning violations of Sandy Springs density and the impact on traffic. The rezoning of the Marshall's property indicates far-reaching effects on Sandy Springs/MVW residential quality of life.

Sincerely,

Dale C. Turner
6385 Cherry Tree Lane, NE
Sandy Springs 30328-3314

Abaray, Linda

From: Stacey Levine <stacey@levineclan.net>
Sent: Wednesday, November 05, 2014 1:57 PM
To: Abaray, Linda
Subject: Rezoning Petition 201403227 - Quintus - 6337 Roswell Road

I have the house located at 6305 Cherry Tree Lane in Mt. Vernon Woods. The neighborhood is currently discussing their opposition to the proposed apartments in place of the current Marshall's shopping plaza. I thought I would give you my opinion. I actually have no problem with a 70' structure on this property. I do have an issue with any more apartments in the area. Frankly, the sheer number of apartments are what brings our school system down and cause many people to leave - and those that don't to send their kids to private school if they can.

Instead of apartments (which I am against), I would be perfectly fine with town homes or condominiums with a minimum price of $250,000. If the developer went that route, I think that there should be a city imposed limit on the number of units that could be leased. Maybe a city imposed limit is not possible. In that case, work with the developer to make sure that limits are in the bylaws.

Overall, I would love it if the city did more to reduce the number of apartments along the Roswell Rd. corridor.

Thank you,

Stacey Levine
6305 Cherry Tree Lane NE
770-331-8060

Abaray, Linda

From: amy kanderis <amykanderis@comcast.net>
Sent: Wednesday, November 05, 2014 4:40 PM
To: Abaray, Linda
Cc: amy kanderis; Sterling, Gabriel
Subject: Rezoning Petition 201403227: Quintus, 6337 Roswell Road

Linda,

As a 15+ year resident of Sandy Springs and Mount Vernon Woods neighborhood, I would like to share with you my thoughts on **Rezoning Petition 201403227.** In addition to the fact that the rezoning petition is not consistent with Sandy Spring's Comprehensive Plan, I adamantly oppose this petition for the following reasons.

1. The Project's proposed **329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan**. Stated differently, the Plan contemplates 188 units and the Developer is petitioning for construction of almost double this amount.
2. The Project's **718 car parking garage** will increase commuter traffic substantially at one of the most congested locations in Sandy Springs. The Developer has provided nothing to substantiate that this location can accommodate the density requested.
3. The Developer's proposed buffer between the MVW Community is inadequate and the apartment complex will tower above our neighborhood.
4. The Developer has provided no information concerning the impact of the Project on public schools.

I am proud to be a Sandy Springs resident and see the progressive, healthy growth of our community while protecting our personal investments and children. Rezoning Petition 201403227: Quintus, 6337 Roswell Road does not support the goals of Sandy Springs, my investments or my daughter. In fact, Rezoning Petition 201403227: Quintus, 6337 Roswell Road is a detriment to our goals.

Please deny Quintus' rezoning request.

Thank you for your time.

Regards,
Amy Kanderis
amykanderis@comcast.net

Mount Vernon Woods resident
Sandy Springs resident
Tax payer, mother and voter

Abaray, Linda

From: Susan Kicak <susan.kicak@gmail.com>
Sent: Friday, November 07, 2014 1:50 PM
To: Abaray, Linda
Subject: Rezoning Petition 201403227

I am writing you to voice my opposition to the Quintus proposal for 6337 Roswell Road. I am a resident of the Mount Vernon Woods neighborhood and stand firmly behind all that our homeowner's association has presented in requesting that this petition be denied.

Linda Abaray
Senior Planner
City of Sandy Springs

Re: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road

There are several points of contention in the developer's petition which I would like to address. I have been very involved with the Fulton County School System and School Board over the years. One very important factor that has continuously been brought up in our discussions is the large number of apartment complexes that already exist in Sandy Springs and the impact of the transient population on learning.

We voted to become a city for many reasons but building high rise office complexes and apartments were not part of those reasons. An apartment complex this large would not only be the wrong project for the most congested intersection in Sandy Springs, it would also have a very negative impact for the neighborhoods on the back side. These are single family homes that are part of some of Sandy Springs' original neighborhoods. We do not want a 5-story building to ruin the atmosphere, character, or safety of our area.

The traffic in Sandy Springs is already at a standstill at certain times of the day and a 5-mile commute from the Perimeter area to Roswell Road can take anywhere from 30 minutes to 2 + hours. The project's 718 car parking garage will not only increase commuter traffic substantially, it will add to the already extremely congested area of Roswell Road and Abernathy Road. The Developer has not provided substantiation that this location can accommodate the density requested.

The number of planned units is nearly double the amount of the maximum density permitted by the Sandy Springs Comprehensive Plan. The tree coverage has already been demolished increasing noise and pollution.

The Developer's proposed buffer between the neighboring homes is inadequate, not to mention the apartment project will literally tower over Mount Vernon Woods neighborhood. The homes located nearest to the proposed complex could be negatively affected due to the view and noise. Increased and late night traffic may also be a negative that turns potential home buyers off and could impact values of these homes. We have worked hard to achieve our home and want to protect it. Will the complex cater to college students? Will the noise from these apartments be a factor? Will the already increased crime rate be affected even more?

Thank you for your attention and consideration to these matters.

Claudia DeLoach
Resident

Abaray, Linda

From: Lauren Topits <laurentopits@gmail.com>
Sent: Friday, November 07, 2014 9:16 AM
To: Abaray, Linda; Chase Topits
Subject: Rezoning Petition No 201403227

Good morning Linda,

I have concerns with the rezoning of the Marshall's building into a large apartment complex.

Traffic is already a nightmare at that intersection, and I do not see it getting any better with a 718 car parking garage. Getting out of our neighborhood is already tough on the 2 lane Mt. Vernon Road, and this could add to the congestion. Our commutes to 285 in the morning are already hard, and adding 300+ units, with potentially 500+ cars pulling onto Roswell Road daily would make it worse.

We recently moved to Sandy Springs because we loved the city. Adding this large apartment complex will be an eye sore, and is larger than the maximum density permitted by the Sandy Springs comprehension plan. The area on Roswell Road is not meant for apartment complexes. With the grocery stores, shops, and restaurants, an apartment complex would be out of place.

We strongly believe that the proposed buffer is not enough to divide the apartment complex and our neighborhood. Our neighbors raised money to do an ariel tour via helicopter of the proposed view, and the tall building will tower above our neighborhood. This is not a view that you would want moving into Sandy Springs. There are plenty of apartment complexes (we lived in one last year) if you head north on Roswell Road to choose from.

Just the other day my neighbor mentioned that a group of men walked off of Roswell Road and walked into his backyard and were looking around his house suspiciously. This path was cleared to make room for the new Zaxby's. I am afraid if this same thing happens with the clearing of the land, it will provide an entryway into our neighborhood for a someone with bad intent on Roswell Road to walk over. We have had a huge increase in crime in our neighborhood and we need to protect it instead of making it weaker. I am surprised by the amount of break ins that have happened this year in our neighborhood, and I just want to be able to feel safe.

Lastly, I would like to see how this project would impact our school system. We moved to Sandy Springs to start our family and the school district was a big factor. We would hate to have to move again because there was a negative inpact on our schools.

Thank you for listening to Mt. Vernon Woods concerns,

Lauren Topits

Abaray, Linda

From: giedion@comcast.net
Sent: Friday, November 07, 2014 9:30 AM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 is PREPOSTEROUS

It is not in our best interests, nor in the best interests of the Mount Vernon Woods community, for an apartment complex to be built so close to the neighborhood - not to mention one big enough to rival those found in the Bronx or Queens. This space should stay retail and not be allowed to further ruin traffic flow on Roswell Road.

Regards,

Paul & Mary Ann Hower
6331 Vernon Woods Drive NE
Atlanta, GA 30328-3355

Abaray, Linda

From: Dale Masters <dsmasters91@gmail.com>
Sent: Sunday, November 09, 2014 12:21 PM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road

To the City of Sandy Springs:
I am a 58-year resident of Sandy Springs, and as such have witnessed incredible changes taking place in the city, most of them extremely positive. However, I must voice my opposition to the proposed rezoning of the acreage behind the current Marshall's Plaza to mixed use. My request is that the shopping center remain zoned for similar type businesses, and that the acreage behind remain zoned as residential. Should the acreage behind the plaza be developed, it should be developed for single family dwellings, and not for apartments.
An apartment high rise would negatively impact the adjoining Mt. Vernon Woods subdivision, which is currently a strong swim-tennis neighborhood with many school-aged children. Roswell Road, Mt. Vernon Highway, and Johnson Ferry are already overcrowded traffic arteries, and adding the proposed apartment units will contribute to the gridlock. Additionally, I have seen no mention of the impact the proposed apartments would have on the current schools. Sandy Springs already has its share of apartments, and does not need an additional apartment complex.
Please take my concerns into consideration and decline the petition to rezone.
Respectfully submitted,
Dale S. Masters
451 Carriage Drive, NE
Sandy Springs, GA 30328
404-705-8479

Abaray, Linda

From: Cathy Shanks <cathy@j2c2.us>
Sent: Friday, November 07, 2014 4:36 PM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Dear Ms. Abaray,

We are long time residents of Mount Vernon Woods subdivision, and we are writing to express our strong opposition to the proposed apartment complex that would go in the Marshall's Plaza.

The project is proposing a lot more apartment units than the city's comprehensive plan allows. That many additional cars would be a nightmare on an already congested area of Roswell Road.

We do not wish to have a giant apartment building towering over our neighborhood, and we do not want our buffer of trees reduced to allow for its construction.

In general, most people know that crime increases around apartment complexes. According to Crimereports.com, Roswell Road has enough crime without adding something to attract more, especially in our neighborhood's backyard.

We have been under the impression, since the city of Sandy Springs was formed, that the City was looking to move away from lots of apartments. We are not sure why the City would allow this construction, which goes against its Plan, except to make money. It seemed like Sandy Springs wanted a more small town feel with nice city center like Roswell or Marietta.

Sincerely,
Cathy & Jim Shanks

Abaray, Linda

From: Julie Franklin <juliefranklin@bellsouth.net>
Sent: Friday, November 07, 2014 3:39 PM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

I am against this rezoning as a citizen I am getting tired of seeing more density and no traffic plans. This would be down the road from one of the most congested intersections in the county. The proposed development is well above maximum density permitted by the Sandy Springs Comprehensive Plan. I also wonder what this would to to our neighborhood schools.

I live in North Springs and I feel like with the way things are progressing, its hard for me to get out and go anywhere during peak traffic times. This is why I moved out of the city of Atlanta.

Please consider this in your decision.

Thanks!

Julie Franklin
7260 Wynhill Drive
Sandy Springs, GA 3028

Abaray, Linda

From: George Duthie <georgeaduthie@yahoo.com>
Sent: Friday, November 07, 2014 3:52 PM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Miss Abaray,
I am opposed to the rezoning petition for 6337 Roswell Road. We have zoning regulations for a reason; as a City of Sandy Springs resident and taxpayer, I ask that the City of Sandy Springs simply enforce the regulations that already exist and follow the Sandy Springs Comprehensive Plan without any variance. The developer should either build something that meets the current regulations, or sell the property to another developer that will.

Best Regards,
George Duthie
210 Colewood Way
Sandy Springs, GA 30328

Abaray, Linda

From: Chris_Gentile@us.crawco.com
Sent: Friday, November 07, 2014 11:28 AM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Linda,

I"ve been advised my neighbors of Mount Vernon Woods that Sandy Springs is considering the allowance of a 329 Unit apartment complex in place of the Marshall's.

I've spent the morning reviewing the proposal and have several concerns!!!

This proposed apartment complex is 75% more than the maximum allowance under the Sandy Springs Comprehensive Plan. This complex will along with the proposed 718 car parking garage will greatly increase an already congested area of our city. Does Roswell Road not have enough Traffic as it is, why the City would even be considering this is beyond me.

The buffer planned between this complex and my Neighborhood is inadequate at best; this proposed complex will tower above our long outstanding neighborhood in Sandy Springs.

I understand this developer has a history of building standard "unattractive" complexes, I though the city was planning more of small town feel. A complex of this size does not have that in mind.

I hope the city will look at this carefully and understand the concerns that the residents of this city have addressed.

I appreciate your time and efforts.

Chris Gentile
Global Technical Services
Crawford & Company
5909 - D Peachtree Dunwoody Road, N.E.
Suite 100
Atlanta, GA 30328
Phone: 404.497.6718
Fax: 678.937.8233
Cell: 404.242.3570
email: Chris_Gentile@us.crawco.com

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Abaray, Linda

From: Madeline <madelinezell@yahoo.com>
Sent: Friday, November 07, 2014 10:18 AM
To: Abaray, Linda
Cc: Mark Wallace
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Linda -

I am contacting you in reference to the subject petition in an effort to reflect my opposition to this development.

I am a resident on Mount Vernon Woods, which is a well established residential neighborhood located in the direct vicinity of this area. When my husband and I found the home on Cherry Tree Lane, we were so pleased that the neighborhood was so wooded, and had a great buffer between the homes and the main roads including Roswell Road. It provided us with protection from noise and foot traffic.

However, we have recently learned of new developments taking place which is taking away from our sancutuary. Now that Zaxby's is being built, we no longer have a buffer in between us and Roswell Road and now the city is actually debating on building a residential apartment complex along the same side of Roswell Road which also backs up to our neighborhood?

Not only will this development cause more congestion in an area that already has such high traffic congestion, it will also increase foot traffic, which in turn can lead to more crime in the area. In the long run it will only hurt the value of our homes and neighborhoods in the area.

We all want to help promote business development in the City of Sandy Springs, but not at a cost to the homeowners that take pride in their neighborhoods.

I strongly urge the City of Sandy Springs to oppose the petition and find a new plan to promote new restaurants, and businesslike to be build in place of apartments.

In addition to the afrementioned thoughts as to why this petition should be opposed, please see additional notes below:

1. The Project's proposed 329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan. Stated differently, the Plan contemplates 188 units and the Developer is petitioning for construction of almost double this amount.

2. The Project's 718 car parking garage will increase commuter traffic substantially at one of the most congested locations in Sandy Springs. The Developer has provided nothing to substantiate that this location can accommodate the density requested.

3. The Developer's proposed buffer between the MVW Community is inadequate and the apartment complex will tower above our neighborhood.

4. The Developer has provided no information concerning the impact of the Project on public schools.

Please think about the above points and we hope that you along with the city will make the right decision for the residents of Sandy Springs and Mount Vernon Woods.

Respectfully,

Madeline K. Wallace
678-662-2183

Abaray, Linda

From: Heather T. Friedman <hfriedman@mmmlaw.com>
Sent: Friday, November 07, 2014 9:43 AM
To: Abaray, Linda
Cc: Sterling, Gabriel; Friedman, Elliott (MAN-Corporate-CON) (Elliott.Friedman@Manheim.com)
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.
Attachments: Letter to Sandy Springs Planning Commission, Ms. Linda Abaray.pdf

Ms. Abaray-

Attached please find correspondence regarding the above referenced matter.

Thanks
Heather

Heather T. Friedman, Esq.
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, Georgia 30326
Direct: 404.504.7781
Fax: 404.365.9532
hfriedman@mmmlaw.com

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Heather T. Friedman, Esq.
Elliott M. Friedman, Esq.
6285 Hunting Creek Road
Sandy Springs, Georgia 30328

November 7, 2014

VIA ELECTRONIC MAIL
Sandy Springs Planning Commission
c/o Ms. Linda Abaray
7840 Roswell Road, Building 500
Sandy Springs, GA 30350
labaray@sandyspringsga.gov

RE: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Dear Ms. Abaray:

I am writing this letter as a resident of Hunting Creek Road in opposition to the above referenced rezoning that is directly adjacent to my residential street. As one of the closest (and largest) single-family neighborhoods adjacent to the City Center project and one of the oldest neighborhoods in Sandy Springs, the City should desire to protect the quality of the Mount Vernon Woods neighborhood. Such protection is fundamental to maintain the property values within the neighborhood, which is of mutual benefit to both the neighborhood and the City due to the neighborhood's close location to City Center.

The project proposed by the above referenced rezoning petition should not move forward due to the irreparable harm it causes to the Mount Vernon Woods neighborhood. If the project must move forward, then the following two key aspects must be remedied.

1. **The current proposed density for the project is grossly inconsistent with the Sandy Springs Comprehensive Plan, which contemplates 188 units as opposed to the 329 proposed by the project.**

    a. The project's density affects the traffic surrounding the Mount Vernon Woods neighborhood and the City Center, particularly along the already congested Roswell Road corridor adjacent to the project.

    b. The project density affects the size of the building structure, which in turn affects the height and building footprint. Reducing the size of the building will allow for a reconfiguration of the proposed building structure, which would assist in protecting the Mount Vernon Woods neighborhood from some of the negative project impacts. Such reconfiguring of the building can reduce the visually disturbing building height and allow for the maintenance of the existing buffer.

    c. The transient nature of the residents within the a multi-family development of this caliber will negatively affect the quality of the public schools within the Sandy Springs Community.

2. **<u>To Maintain its Intent, the Existing Single-Family 190 Foot Buffer Should Remain in Its Entirety</u>**: The current 190 foot single-family buffer between the existing commercial buildings within Marshall Plaza was intentionally put in place to protect the neighborhood from the adjacent development. Any reduction to this buffer has a material impact on Mount Vernon Woods.

    a. There are over 40 proposed apartment units along the east side of the building (rear) that will face directly onto Hunting Creek. The visual presence of the five story building and the associated noise (both from the balconies and the developer's proposed use of the eastern portion of the property) should not be permitted due to the material effect such usage would have on both the residents of Hunting Creek, residents at the end of Vernon Woods Drive, and the community pool and tennis in the immediate vicinity of the proposed project.

    b. The developer now proposes to use a portion of the original buffer as an amenity for its residents. This use is in direct conflict with the intent of the buffer to separate two distinct uses (i.e, the single-family neighborhood and the multi-family project) and should not be permitted. Of note, use of the buffer area by the multi-family residents is in direct contradiction of the original plan proposed by the developer to use the buffer area as a detention pond. As a result, it appears that the developer did not originally intend for its residents to have use of any portion of the buffer area since it was originally contemplated to be a stormwater detention area.

    c. A reduction in the 190 foot buffer will increase access to the neighborhood by the public which in turn materially affects the security of the Mount Vernon Woods neighborhood.

On a personal note, my husband and I have been residents of Sandy Springs since its creation. We moved backed to the Atlanta area after attending undergraduate and law school out of state. Five years ago we elected to remain in Sandy Springs and bought a single-family home in Mount Vernon Woods. As young professionals, the desire to both remain in Sandy Springs and move into Mount Vernon Woods was due to all the positive attributes the neighborhood and the City had to offer. These attributes include the vicinity to nearby business centers (Buckhead and Downtown Atlanta), the mature neighborhood surroundings (the mature trees, larger plots of land) as well as the vicinity of the City Center project (which will be in walking distance of the neighborhood). It is in the City's best interest to maintain the qualities of Mount Vernon Woods and the City to continue to attract young professionals as permanent residents of the City.

Sincerely,

Heather T. Friedman

Heather T. Friedman, Esq.

cc: gsterling@sandyspringsga.gov (via electronic mail)

Abaray, Linda

From: Jacqueline Hayley <hayleyjmsw@gmail.com>
Sent: Thursday, November 06, 2014 6:32 PM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Ms. Abaray,

I have been a resident of Sandy Springs for more than ten years and have been happy to see many of the positive changes over the last several years.

I am adamantly opposed to the proposed apartment complex in the old Marshall's shopping center. Approving a 329 unit complex in this high density area as well as one of the most congested areas in all of Sandy Spring adds to our traffic concerns.

Approval of this apartment complex will continue to negatively impact an already inadequate situation. Please consider another use for this property.

Thank you,
Jacqueline Hayley-Belknap
160 River Court Pkwy
Sandy Springs, GA 30328

Abaray, Linda

From: Jamie Dockter <Jamie.Dockter@pbd.com>
Sent: Thursday, November 06, 2014 10:56 AM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Hello Linda

I live at 6346 Vernon Woods Drive in the Mount Vernon Woods neighborhood.

I wanted to share my concerns for rezoning petition #201403227 of Quintus Development 6337 Roswell Road.

I have lived in Sandy Springs for many years and consider myself an active participant in much of the community. We have 2 young boys that attend school in Sandy Springs and plan on living here for many more. What excites me is the new city center and walkable green space that is close to our neighborhood and potential new restaurants and shops that also will open.

What concerns me is the number of apartments that surround our neighborhood already and its no secret these are not the most desirable or quality living spaces. Evidenced by the number of crimes that occur within them and around. Also the traffic that piles up on the streets near our neighborhood and forces fast speeding cut thru down my street in an effort to save time.

When I heard about this new development by Quintus and the number of units they are attempting to get passed, I was appaled and disgusted by the thought of that many additional cars, people and more importantly the impact to my neighborhood. Noone wants a towering apartment building looking into our backyards and we certainly do not want our greenspace and paths to our pool and tennis disturbed.

Ideally a new commercial site will be used for that location, and I just wanted to share that I strongly oppose any apartment development at that location, especially with the plan they have submitted which is not even close to maximum units per acre.

Thanks for your time

Jamie Dockter

Jamie Dockter
Account Executive
Direct: 770.280.4084
Cell: 678.793.7835
www.pbd.com

PBDWORLDWIDE

Abaray, Linda

From: Sahar Higgs <wazimi@gmail.com>
Sent: Wednesday, November 05, 2014 11:02 AM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Dear Ms. Linda Abaray,

I am writing to voice my concern regarding the development at 6337 Roswell Road by Quintus Development. The Project's proposed 329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan. The Plan contemplates 188 units and the Developer is petitioning for construction of almost double this amount. Also, the Project's 718 car parking garage will increase commuter traffic substantially at one of the most congested locations in Sandy Springs.

Although I'm glad Sandy Springs is thriving and growing, I think add apartments to an area that has sufficient apartments and housing is the wrong move. Traffic congestion, investment into the city and overall lack of consideration for those living in the bordering neighborhood, as a homeowner has me concerned.

Please do not be like the City of Atlanta and accept any and all bids for development. Be smart about the future of Sandy Springs. Consider the current homeowners and people who incorporated Sandy Springs for a smaller and more efficiently run city.

We hope you will hear us and do NOT let Quitus develop such a large apartment complex and parking deck. Consider the impact and what is proposed to correct future problems.

Regards.

Sahar Higgs
480 Heritage Way NE
Atlanta, GA 30328
678-429-8323

Abaray, Linda

From: Carrie Easterling <cje2006@gmail.com>
Sent: Wednesday, November 05, 2014 5:05 PM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227 of Quintus Development, 6337 Roswell Road.

Please don't approve this apartment complex!!!!!!!!!

The buffer between my neighborhood (Mount Vernon Woods) and the apartment complex is too small !!!!
This horrible apartment complex would tower above my neighborhood.

Sincerely,

Carrie Easterling
700 Carriage Dr NE
Sandy Springs, GA 30328

Abaray, Linda

From: Robert Eaves <reavesiii@gmail.com>
Sent: Thursday, November 06, 2014 10:05 PM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227

This is Robert Eaves. My house is located at 6294 Hunting Creek Rd. We are the 2nd closest house to the proposed development. We have lived at this residence since 1995. I grew up in another house in Mount Vernon Woods and I have been a customer of many of the businesses that have operated on the parcel in question. There is no doubt that a better development than the existing one is needed . However, I cannot support the proposed project with the density that is proposed and the lack of real ingress and egress for this property. Getting in and out of this property is a chore now and I do not think cutting through the back of Walgreen's is a sufficient solution for future residents. Until the City can formalize another north/south street that connects the Trader Joe's shopping center to the Marshall's.....I do not think any development will be successful on this parcel.

Respectfully submitted,

Robert Eaves III

Abaray, Linda

From: Daniel Van Dyke <vandyke.daniel@gmail.com>
Sent: Friday, November 07, 2014 10:04 PM
To: Abaray, Linda
Subject: Rezoning Petition No. 201403227-MVW

I oppose the petition because:

1. The Project's proposed 329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan. Stated differently, the Plan contemplates 188 units and the Developer is petitioning for construction of almost double this amount.

2. The Project's 718 car parking garage will increase commuter traffic substantially at one of the most congested locations in Sandy Springs. The Developer has provided nothing to substantiate that this location can accommodate the density requested.

3. The Developer's proposed buffer between the MVW Community is inadequate and the apartment complex will tower above our neighborhood. This will dramatically lower the value of homes directly behind the proposed apartments and pull down the value of remaining homes in MVW.

Regards
Daniel Van Dyke
6347 Vernon Woods Drive NE

Abaray, Linda

From: dottie myers <myersds@bellsouth.net>
Sent: Wednesday, November 05, 2014 12:35 PM
To: Abaray, Linda
Subject: Rezoning Petition No.201403227 of Quintus Development, 6337 Roswell Road

I am a resident of Mount Vernon Woods subdivision and am opposed to this rezoning as it stands for the following reasons.

- The Project's proposed **329 apartment units is 75% more than the maximum density permitted by the Sandy Springs Comprehensive Plan**. Stated differently, the Plan contemplates 188 units and the Developer is petitioning for construction of almost double this amount.
- The Project's **718 car parking garage** will increase commuter traffic substantially at one of the most congested locations in Sandy Springs. The Developer has provided nothing to substantiate that this location can accommodate the density requested.
- The Developer's proposed buffer between the MVW Community is inadequate and the apartment complex will tower above our neighborhood.
- The Developer has provided no information concerning the impact of the Project on public schools.

Additionally, the buffer zone, currently zoned R3 and R4 should remain as an undisturbed buffer.

Regards,

Dorothy S. Myers
6341 Vernon Woods Drive
Atlanta, GA 30328

Abaray, Linda

From: alliewest <alliewest@bellsouth.net>
Sent: Friday, November 07, 2014 4:11 PM
To: Abaray, Linda
Subject: Rezoning Petition No.201403227 of Quintus Development,6337 Roswell Road

Please do not accept the petition for 329 apartments at the site of the old Marshall's Plaza.
It surely is not consistant with the Sandy Springs Comprehensive plan.
Too many people, thus a burden on our schools. Too many cars, thus a burden on our already congested traffic. Too high a building proposed, looking over our one and two story homes.

Allie West
6227 Hunting Creek Road,
a proud resident of Mt. Vernon Woods

Abaray, Linda

From: Joe Borosh <jborosh@windstream.net>
Sent: Friday, November 07, 2014 2:01 PM
To: Abaray, Linda
Subject: Rezoning Petition No201403227 of Quintus Development 6337 Roswell Road

Linda:

I am writing to express my concerns in regards to the above petition. I believe that development should be consistent with the comprehensive plan and this petition is anything but. As a new resident to Sandy Springs we were attracted by the plans the city has put forward and this type of development does not indicate, if taken seriously by the city, that there is any intention to follow or honor the plan as it stands today. In fact an apartment complex at that site would have the potential to revert the neighborhood instead of renewing it.

I ask you to reject this petition or any petition that does not follow the comprehensive plan.

Thank you
Joe Borosh
6239 Hunting Creek Rd
Sandy Springs, Ga 30328
jborosh@windstream.net

Abaray, Linda

From: Nan Franzman <grandnan1@mindspring.com>
Sent: Wednesday, November 05, 2014 8:48 PM
To: Abaray, Linda
Cc: grandnan1@mindspring.com
Subject: Rezoning petition

Dear Miss Abaray,
I have been a resident of Mt. Vernon Woods since 1960 and wish to declare my objection to the upcoming rezoning petition No. 201403227 of QuintusDevelopment, 6337 Roswell Road.
I believe, as well as our Association, that development should be consistent with the Comprehensive Plan.....keep within the limits set.....Please hear us and help.

Thank you,
Virginia Franzman
6680 Williamson Drive

November 6, 2014

City of Sandy Springs
Sandy Springs Planning Commission
% Linda Abaray, Senior Planner
City of Sandy Springs

Re: Quintus Rezoning Petition No 201403227

Dear Chairman and Members of the Planning Commission:

My name is Christian Dodder and I live at the end of Hunting Creek Road just behind the Marshall's building. I live so close to this project that in the Letter of Intent RE: Application for Rezoning that Quintus Development submitted on September 10, my house is the one labeled 'Office'. I have lived here for nearly 6 years with Marshall's Plaza as my 'neighbor' and with only a few exceptions we have maintained an amicable relationship.

The biggest reason the relationship has been so successful is the 190 foot buffer area that exists in between my home and The Marshall's Plaza. This buffer area property is zoned as residential property and is in between my home and my neighbor's home in the cul-de-sac of Hunting Creek Road. It is quiet, peaceful, and to my knowledge, other than repair of the fence behind Marshall's, has not required maintenance of any kind by anyone other than Mount Vernon Woods residents, in over 15 years.

I have read the city's Comprehensive Plan Community Agenda ("the Plan"), which is attached, and understand the desire to bring in new development while balancing the needs of the Protected Neighborhoods of Sandy Springs.

I am excited for new development to replace the Marshall's plaza so long as it balances the needs of the City, The Mount Vernon Woods protected neighborhood, and the property owners along with the tenants. The Quintus proposed development does not balance the needs of the neighborhood to have a reasonable buffer and it is inconsistent with The Plan put forth by the City of Sandy Springs for the following reasons:

1. **Density** - The project contemplates 329 apartments plus additional commercial space on the 10.88 acres which produces a density rate of over 30 units per acre. The property is defined in The Plan as Living-Working Community (12 - 20 Units / acre) and Living-Working Neighborhood (up to 5 / acre). See page 36 of 248 in The Plan for density details. Depending on how the number is calculated, the Quintus project is two to three times the density that The Plan suggests. In our discussions with Quintus, the topic of density has been off the table and non-negotiable.

2. **Loss of Green Space / Buffer** - The Letter of Intent states that 'All of the improvements at the property are located on the C-1 zoned portions of the property'. While that may have been the original intent, during negotiations Quintus has modified their project details and now intends not only to demolish up to 30% of the current buffer, but they have suggested that their modified design would use the majority of the buffer as an amenity for the new tenants. I understand the city gives increased density to projects as an incentive for green and open spaces in new developments in the city. However, I find it ironic that Quintus wants to demolish such a large portion of the buffer while also capturing an excessive density because of its existence. Quintus has not provided any drawings or specific details regarding their design for use of the buffer other than the verbal description offered on October 30 during the Community Developer Resolution meeting at Sandy Springs. We have not received any written information that document details use or development of the green space and therefore do not understand what the effect on the neighborhood might be.

   Appropriate density consistent with The Plan and neighborhood concerns would not require rezoning or demolition of any of the buffer / green space.

3. **Traffic** - Nearly any project on that site will bring additional traffic to an area that is already quite congested. However, this project is excessive for two reasons. First, there is no protected left turn on Roswell Road out of the project without driving through the back parking lot of Walgreen's which doesn't appear to have capacity for this much traffic. And second, the extreme density will magnify any and all problems. Quintus has not performed any sort of traffic study of any kind so it is difficult to believe that traffic flow will be successful.

   A project with density within specifications of The Plan would not cause excessive congestions in the project site, behind and around Walgreen's and on Vernon Woods Road.

4. **Building Height** - A Use Permit Request is being requested for excessive building height which is not consistent with details in The Plan. The only reason the use permit request is necessary is because of the excessive density which requires additional height. During our discussions with Quintus building height has been off the table and non-negotiable.

   Appropriate density consistent with The Plan and neighborhood concerns would not require excessive height nor a Use Permit Request.

5. **Mount Vernon Woods status as a Protected Neighborhood** - Per the Adopted Character Area map on page 21 of 248 in The Plan, Mount Vernon Woods is a protected neighborhood. A protected neighborhood in Table 1.2 on page 20 of 248 in The Plan includes a '*single function land use versus mixed land uses*' as a Character Defining Feature of protected neighborhoods. This property for this project is in between houses of the neighborhood and therefore the zoning should remain consistent with the other property in Mount Vernon Woods. Living Working Neighborhood is described as the '*lowest intensity option of the three living working designations. These areas are intended to serve a single neighborhood or small group of adjacent neighborhoods, and to be compatible neighbors to lower density residential neighborhoods*' (page 40 of 248 of The Plan). And last, language from The Plan regarding Protected Neighborhood areas specifies that zoning changes will not be permitted:

   "Within this character area, no zoning changes will be permitted for higher densities than those designated on the future land use plan(to be revisited and readopted), and no uses other than detached single-family residences and supporting institutional or recreational facilities serving the immediate neighborhood will be permitted."
   (Page 23 of 248 in The Plan)

   All quotes from this Section 5 are from The Comprehensive Plan Community Agenda November 20, 2007, attached to this letter.

In summary, while new development will have a positive impact on the Sandy Springs and Mount Vernon Woods area, this extreme density of this project causes it to be inconsistent with the future plans made by the city and incompatible with the Mount

Vernon Woods Protected Neighborhood. I therefore ask that you recommend the project be rejected in its current form.

Sincerely,

Christian Dodder, Resident
Mount Vernon Woods

Abaray, Linda

From: June W. Ferguson <jwilkerson1@bellsouth.net>
Sent: Friday, November 07, 2014 1:06 AM
To: Abaray, Linda
Subject: The Marshall Property on Roswell Road

To Linda Abaray, Sr. Partner
City of Sandy Springs

RE: Rezoning Petition No. 201403227

I join the residents of Mount Vernon Woods and others in protesting the Quintus Development plan to replace Marshall Plaza at 6337 Roswell Road with a 329 unit apartment complex including a multi-level garage. This would be far more than the maximum density permitted by the Sandy Springs Comprehensive Plan and would add to our already seriously over-taxed traffic flow. It also would be a blatant encroachment on residents of Mt. Vernon Woods, one of our old, well-established residential neighborhoods What has happened to the idea of recreating Sandy Springs into a charming community? Driving down Glenridge on the long block just north of Hammond Dr., one can only wonder. The few homes have been bulldozed along with every tree, now to be replaced with many condominiums. If this is what the future holds for Sandy Springs, we will have created a nightmare. I ask you to vote against this rezoning petition.

Sincerely

June W. Ferguson
6165 Aberdeen Drive
Sandy Springs, Georgia 30328

Abaray, Linda

From: John Lowry <lowryj52@gmail.com>
Sent: Thursday, November 06, 2014 1:03 PM
To: Abaray, Linda
Subject: Zoning request

My name is John Lowry and I live in Mount Vernon Woods subdivision in Sandy Springs. I am very concerned about the request for variance #201403227 for the apartment building where the current Marshall's is on Roswell Road. This is way too many units for this location. and not in keeping woth the plan for downtown Sandy Springs. It will clog the already terrible traffic and over crowd the schools. Please vote to keep the zoning restrictions as hey are, that's why we have them, to keep things like this from happening.

Thank you for your consideration

John Lowry

6331 Hunting Creek Road
Sandy Springs, Georgia 30328
November 7, 2014

RECEIVED
City of Sandy Springs
Community Development

City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350
Attn: Linda Abaray, Senior Planner

Via Email to Ms Abaray

Re: Personal Position Concerning Rezoning Petition No. 201403227

To the members of the Planning Commission:

Please find attached a discussion of the impact that the proposed rezoning will have on my property at 6331 Hunting Creek Road. I note that I am also a member of the Mount Vernon Woods Community Association which has also presented a neighborhood statement regarding the proposed development.

I have also included my analysis of how this proposal does not adhere to the Sandy Springs Comprehensive Plan or the Sandy Springs Zoning Ordinance.

Sincerely,

R Dennis Steed

R. Dennis Steed

Personal Statement of Position Regarding Rezoning Petition No. 201403227

I am R. Dennis Steed, homeowner and 23 year resident of 6331 Hunting Creek Road (Home). The proposed rezoning abuts the northwest terminus of Hunting Creek Road. My property is located immediately across Hunting Creek Road from the proposed rezoning. I believe the proposed rezoning and subsequent development would have a significant negative impact on the quality of life and property value of my Home and that of my neighbors on Hunting Creek Road and in the Mount Vernon Woods Neighborhood.

Background:

Quintus Development (Developer) is requesting a rezoning of a 10.85 acre tract of land (Property) fronting on Roswell Road. The rear of the property abuts the Mount Vernon Woods protected neighborhood (Neighborhood) and is immediately adjacent to Hunting Creek Road at its northwest terminus. The developer proposes to construct an apartment building (Apartment Building) on the Property.

The Property currently contains the Marshall's Plaza center built c 1966 (Shopping Center). The Shopping Center is located on the front portion of the Property along Roswell Road and is currently zoned C1. The rear of the Property is a 180 foot wide strip of land currently zoned R3 and R4.

The 180 foot wide strip of land at the rear of the Property is undeveloped and contains a 60+ year old forest which serves as a buffer between the current Shopping Center and the Neighborhood. Appended photos demonstrate the adequacy and the aesthetic appeal of the current buffer.

A map is appended showing the current zoning.

The Developer proposes to place a 329 unit 5 story apartment building on the property.

Impact on my Home and Neighborhood

The current Shopping Center has been a good neighbor. The Shopping Center is a "strip" building, one story in height. Between the eastern wall of the building and the forested buffer zone is a 30 foot wide area asphalt paving. There is also a chain link fence separating the asphalt and the buffer forest.

The forest buffer has been available for people in the Neighborhood to hike and play. The forest also serves as a habitat for wildlife, including raptors which we have observed nesting there.

The Developer proposes to place the Apartment Building 30 feet further east (toward the Neighborhood and my Home) than the current Shopping Center building. The Developer further proposes clear cutting the forest buffer and placing a new road at the rear of the Apartment Building. In meetings with the Neighborhood, the Developer has suggested he will consider reducing the width of the new road and leave some of the forest. The developer has also stated that he wishes to reserve the right to separate the remaining forest from the Neighborhood by a fence.

In other words, the Apartment Building will not be nearly as friendly a neighbor as the current Shopping Center has been for the last 50 years.

The impact of the Apartment building on my home is best illustrated by the appended photos (taken today) and computer simulated photos. The computer generated photos used SketchUp software to simulate camera shots. The photos and the computer simulated photos illustrate comparable views from the front door of my Home, the end of my driveway, and from north of my Home looking down the center of Hunting Creek Road.

Clearly the construction of the Apartment Building and the destruction of the forest buffer will have a major adverse impact on my Home and the Neighborhood. I know my enjoyment of the idyllic neighborhood I see from the front of my Home will be greatly diminished. I anticipate that the property values of my Home and the homes of my neighbors will be diminished as well.

Assessment of the Development in the context of the Sandy Springs Comprehensive Plan

In the Rezoning Petition, the Developer has characterized the Property as being designated a "Living Working Community" (LWC) in the Sandy Springs Comprehensive Plan. This is a gross misrepresentation. In fact, the rear 5.8 acres of the Property abutting the Neighborhood are designated as a "Living Working Neighborhood" (LWN) as demonstrated on the appended map.

The Living Working Neighborhood designation is described in the Comprehensive Plan as "the lowest intensity option of the three living-working designations" and "compatible neighbors to lower density residential neighborhoods." It describes the LWN as being limited to a maximum of 5 residences per acre and a height not to exceed 2 stories.

The portion of the Apartment Building the Developer proposes to put in the Living Working Neighborhood contains 195 of the Apartment Building's 329 proposed units. This is a density of 34 units proposed units per acre and exceeds the LWN maximum of 5 units by 570%. In addition, the height of this proposed Apartment Building exceeds the height limit of 2 stories by 150%.

These density and height excesses totally flout the stated LWN goal "to be compatible neighbors to lower density residential neighborhoods." This construction simply does not even come close to meeting the letter or the spirit of the comprehensive plan.

Improper Bundling of Old Structures into Development to claim a MIX zoning

The Developer claims to be building a MIX use development along Roswell Road. In fact, the Developer is building no structures along Roswell Road, but only leaving old structures (Hudson Grill and BB&T Bank) in place fronting Roswell Road. The Developer's sole construction is the monolithic Apartment Building and its access road to to Roswell Road.

The single structure proposed (Apartment Building) has dimensions and density which would most properly be zoned "A-L Apartment Limited Dwelling District". A-L type housing is described in the Sandy Springs Zoning Code as "located so as to provide a transition between medium density residential areas and nonresidential areas." A building of this scale and density should definitely not be abutting a protected residential neighborhood.

This is clearly an attempt to misuse the "MIX" zoning rather than the more fitting "A-L" zoning which is clearly inappropriate for this location.

Conclusions

I adamantly oppose this proposed development. It will have an adverse effect on my Home and the Mount Vernon Woods Neighborhood:

- It will reduce aesthetic appeal and diminish property values of my Home and my neighbors.
- It totally ignores the standards set by the Sandy Springs Comprehensive Plan for Living Working Neighborhoods
- It attempts to disguise a structure that would properly require A-L zoning by bundling it with old, existing buildings and claiming a MIX designation.

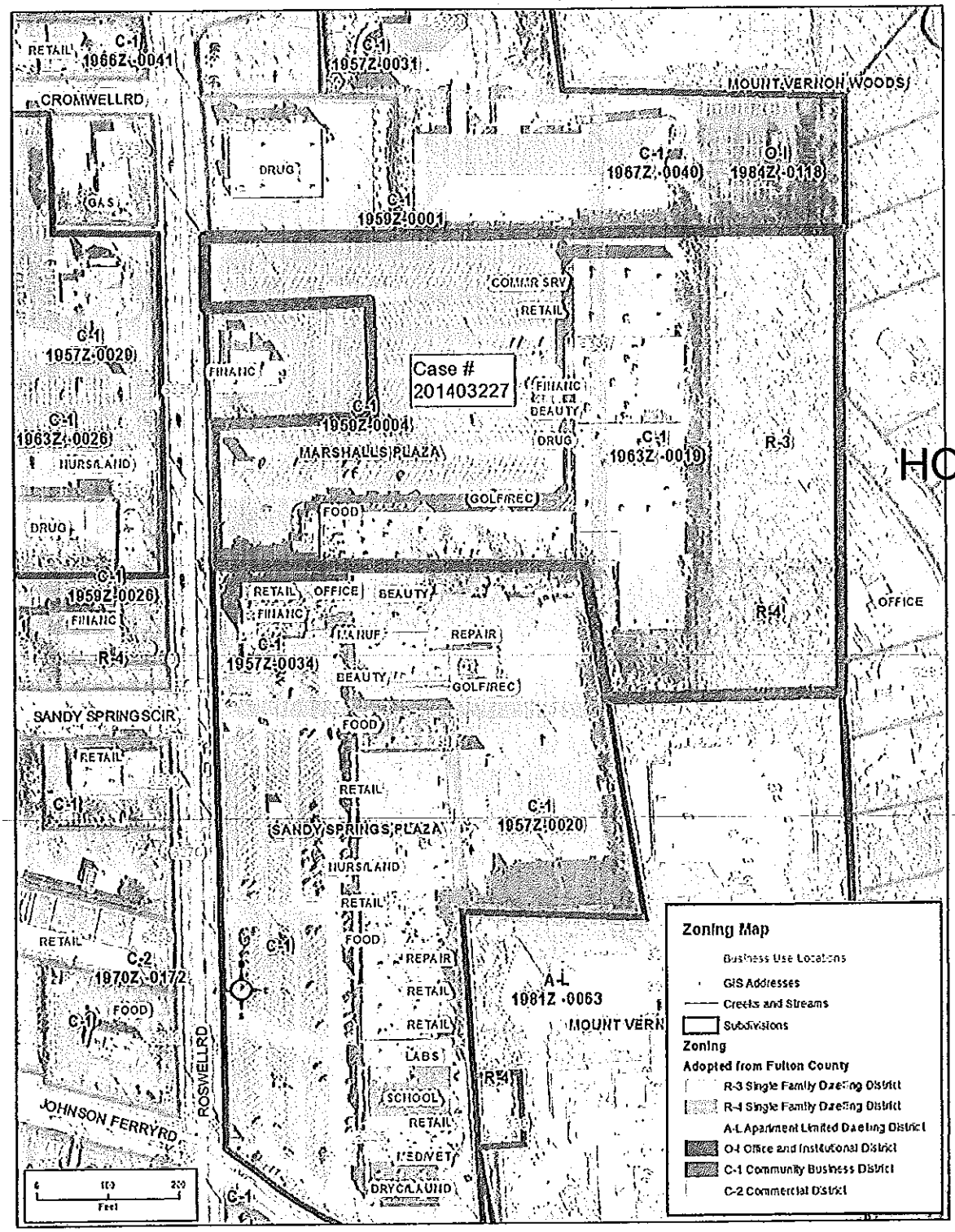
I strongly encourage the Planning Commission to recognize that this is a grossly inappropriate development for this location and recommend that it not be approved.

Exhibits

1. Current Zoning Map
2. Current Comprehensive Plan Map
3. Aerial View of Apartment Building overlaid with LWC and LWN zones.
4. View from front door of my Home.
5. View from entrance to driveway of my Home.
6. View of terminus of Hunting Creek Road from North

Zoning Map

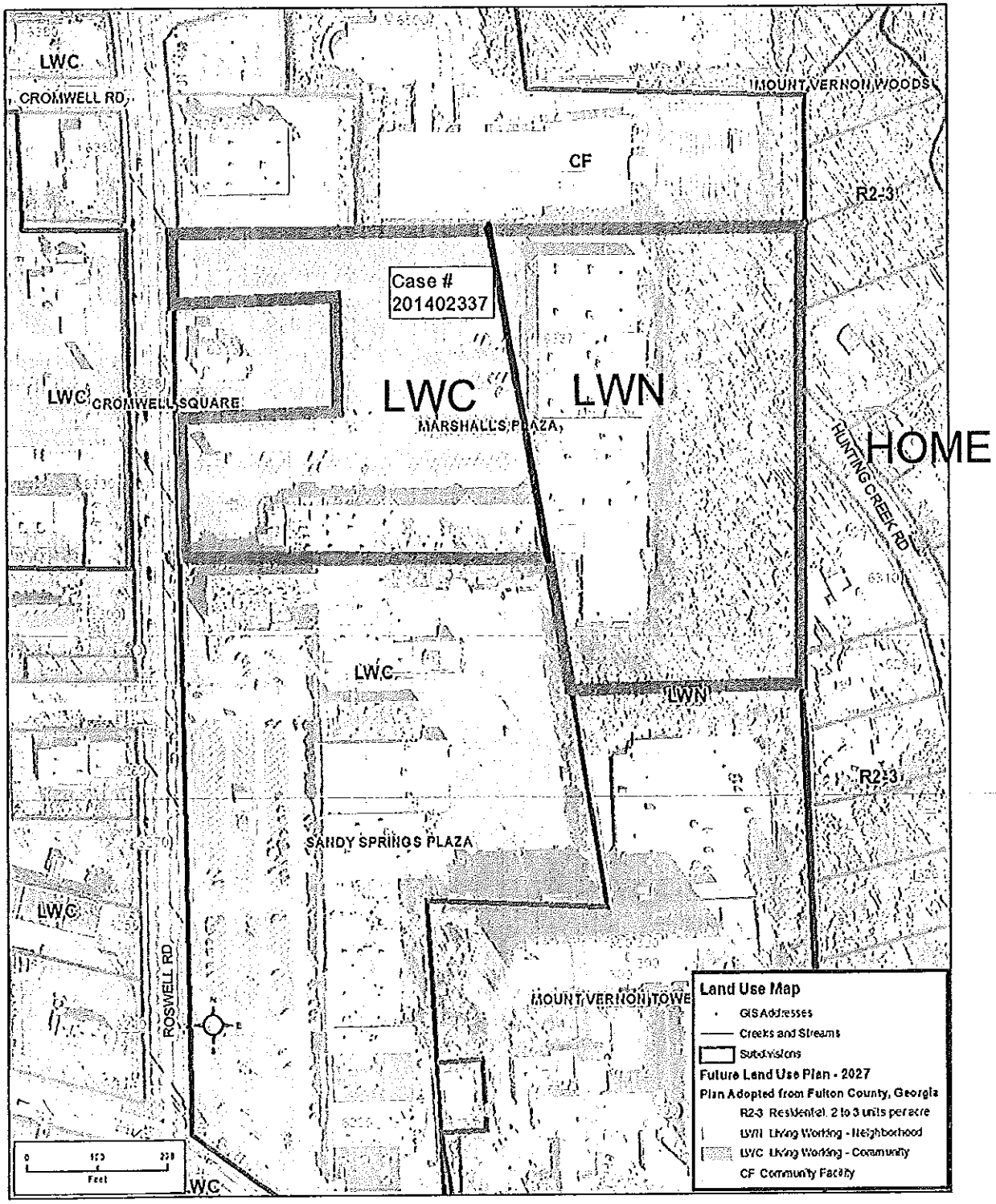
6337 Roswell Road (SR9)

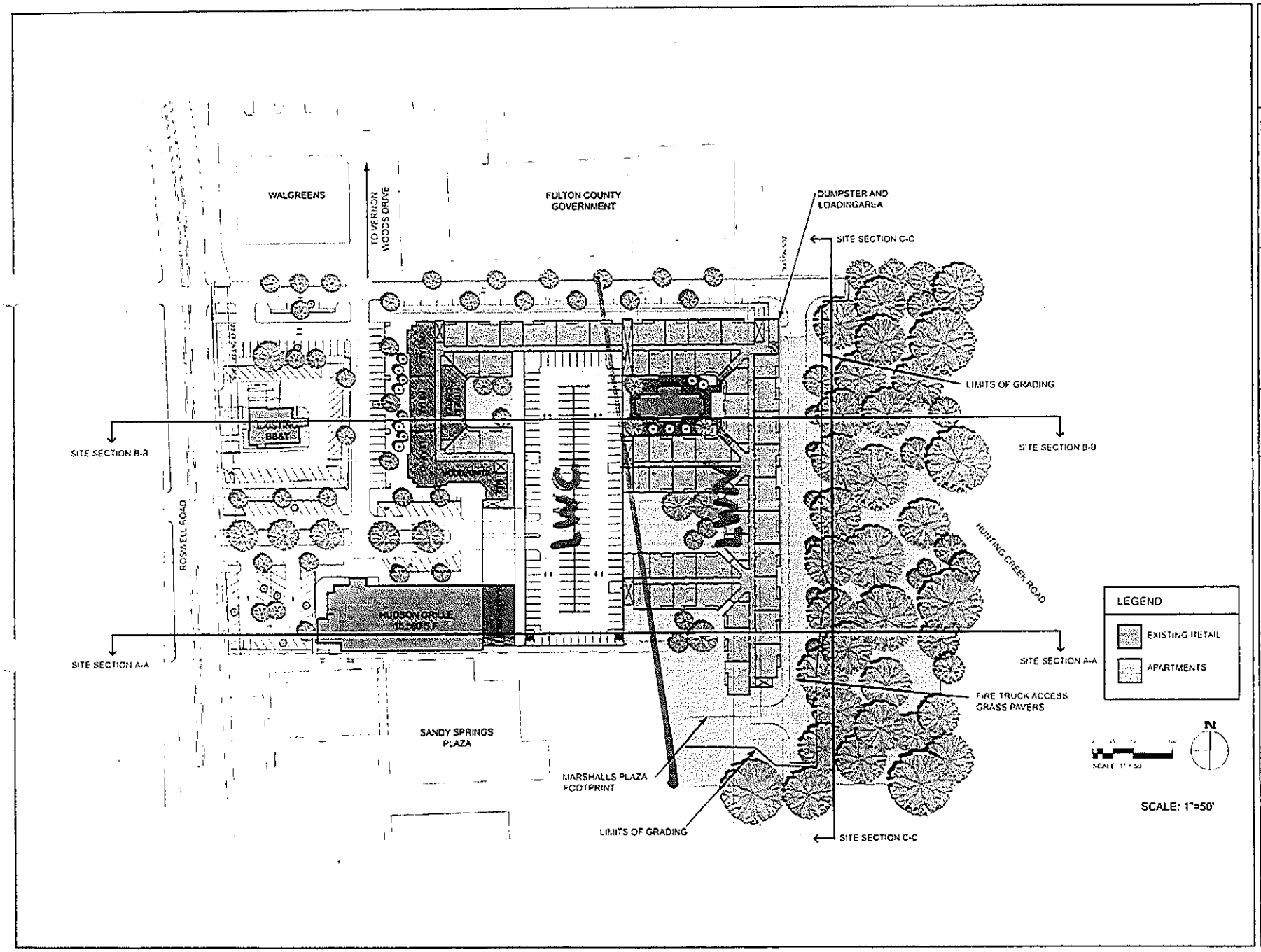


HOME

Future Land Use Map

6337 Roswell Road (SR9)





6337 ROSWELL ROAD
SANDY SPRINGS, GEORGIA

QUINTUS

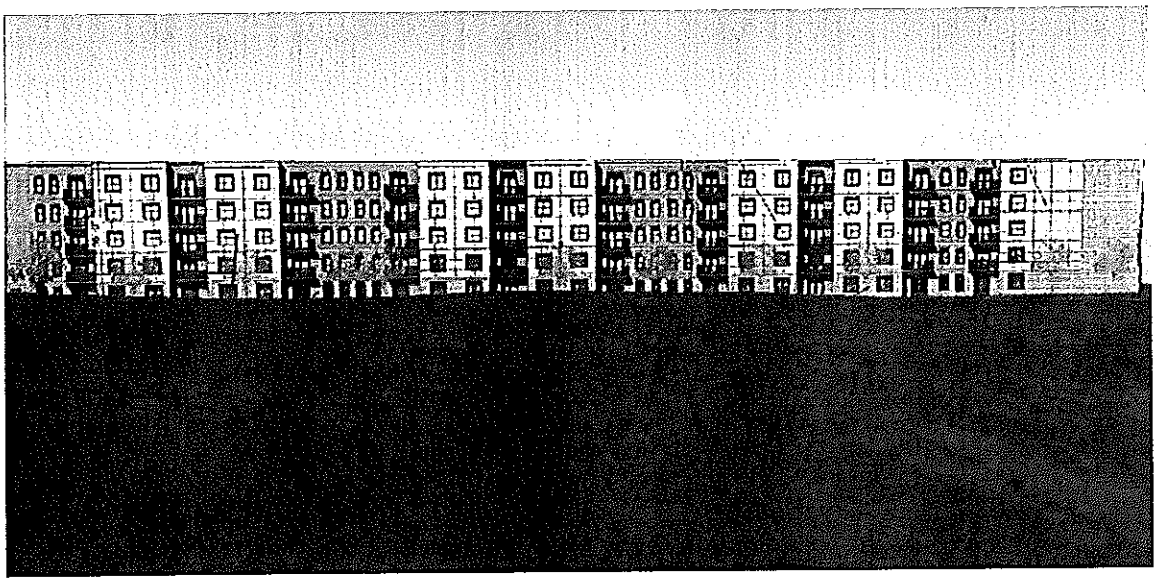
SITE PLAN

SHEET
A-0.2

gary b. coursey & associates · architects · inc · aia

View from front door of my Home.

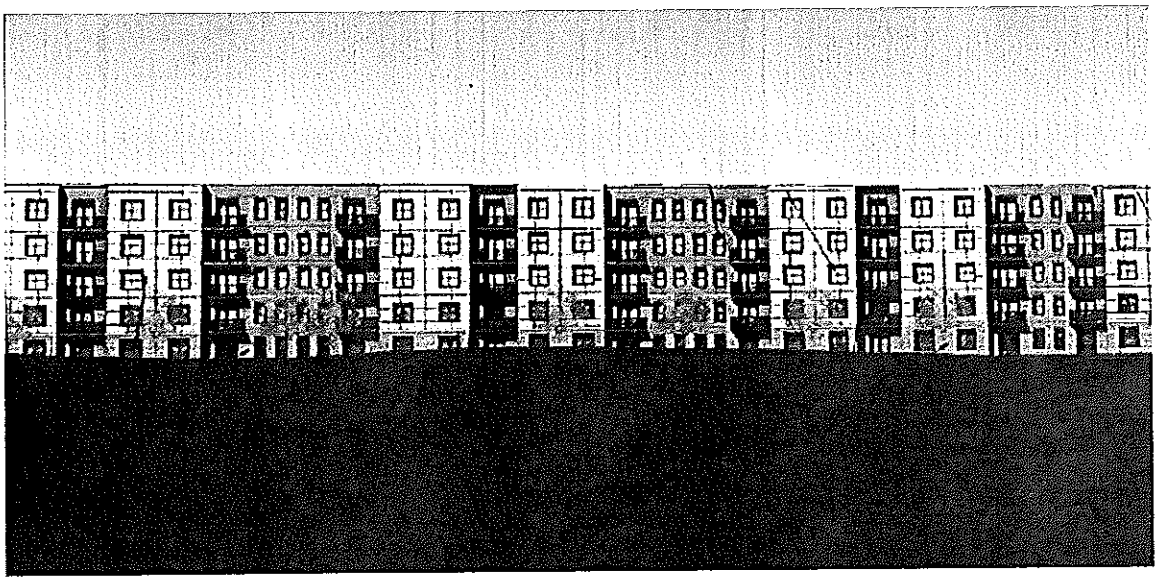
As proposed:



Current View:

View from entrance to driveway of my Home.

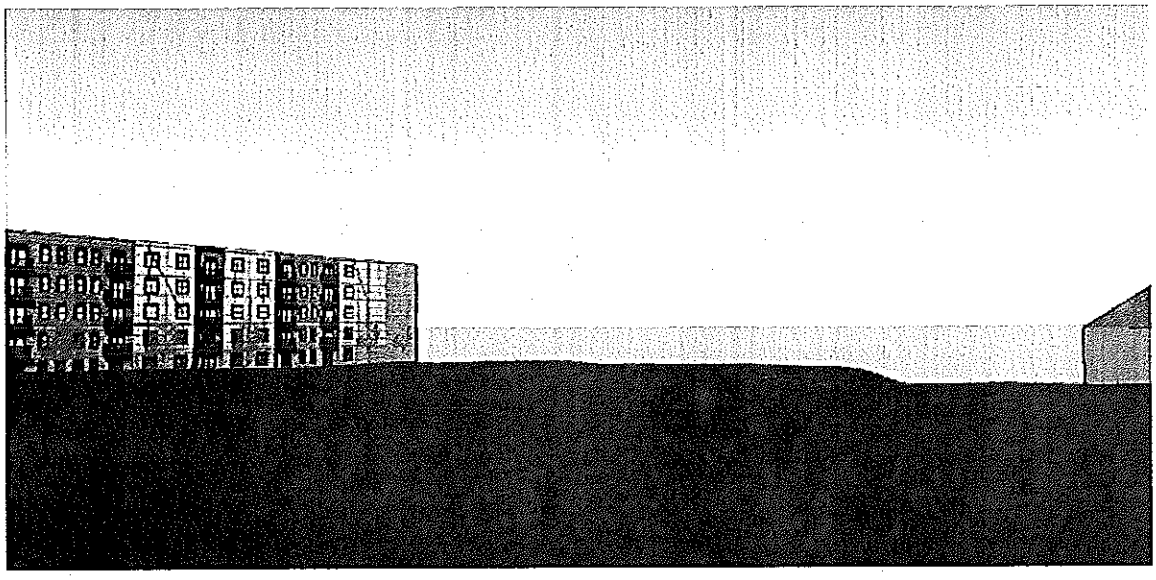
As proposed:



Current View

View of terminus of Hunting Creek Road from North

Proposed View:



Current View:

MOUNT VERNON WOODS COMMUNITY ASSOCIATION, INC.

November 6, 2014

City of Sandy Springs
Sandy Springs Planning Commission
7840 Roswell Rd., Building 500
Sandy Springs, Georgia 30350

Re: Mount Vernon Woods Community Association's Position Concerning Community Developer Resolution, Rezoning Petition No. 201403227

VIA FED EX and E-MAIL

Dear Chairman and Members of the Planning Commission:

The Mount Vernon Woods Community Association, Inc. (the "Association") writes to advise concerning its position and recommendation regarding the above-referenced petition of Quintus Development (the "Developer") for the Marshall's Plaza property located at 6337 Roswell Rd, Land Lot 88, District 17 (the "Project"). The Association has worked very hard to negotiate in good faith with the Developer. Despite numerous meetings with the Developer's personnel concerning the scope and breadth of the Project, the Developer refuses to compromise on significant issues that will have a negative, enduring impact on the Mount Vernon Woods Community. The Association welcomes appropriate development of the property that is consistent with the Sandy Springs Comprehensive Plan (the "Plan"). As set forth below, the Project as currently proposed by Developer is inconsistent with the Plan in numerous respects and should be rejected.

I. BASES OF THE ASSOCIATION'S OPPOSITION TO DEVELOPER'S PETITION

A. <u>The Project's Proposed 329 Apartment Units Exceeds the Maximum Density of the Comprehensive Plan by 141 Units and the Developer Refuses to Compromise Any Density.</u>

The property that is the subject of Developer's Petition encompasses 10.88 acres. The Plan designates 8.88 acres of this property as Living/Working Community (20 units/acre) and the balance of 2.00 acres is designated as Living/Working Neighborhood (5 units/acre). *See* **Exhibit A**. Thus, the Plan contemplates permitting not more than one hundred eighty eight (188) total units.

The Project's proposed three hundred twenty nine (329) apartment units represents a seventy five percent (75%) increase in the <u>maximum</u> permitted density. This request is a plainly unreasonable imposition upon the Mount Vernon Woods Community. The Developer has failed

to identify any basis for imposing this drastic level of additional population density at a location that is already one the most congested points in all of Sandy Springs.

B. Traffic Generation at the Requested Density is Untenable and the Developer has Failed to Provide Any Plan to Mitigate the Traffic Impact of the Project.

Given the density of the Project, it will substantially increase commuter traffic in one of the most congested areas of Sandy Springs. The Project's seven hundred eighteen (718) car parking deck will generate hundreds of new commuters in a location that is admittedly "terrible" (Roswell Rd, north of I-285, between Johnson's Ferry Rd. and Abernathy Rd.). Left turns onto Roswell Rd. going south are not possible. Thus, one of the main points of access to the Project, as currently designed, will be through a Walgreen's parking lot onto Vernon Woods Drive NE.

Based upon the proposed density and main access through a commercial parking lot, it is simply inconceivable that access as proposed can accommodate the Project. It is very certain, however, that the 700+ new commuters near the heart of the new Sandy Springs City Center will render navigation near this area next to impossible for Association members and the public in general.

C. The Developer Has Refused to Compromise Concerning The Height of the Project, Which Will Directly Overlook the Homes of Community Members.

The proposed 70' height of the Project is contrary to the Plan and applicable ordinances. The eastern portion of the Project stands at approximately 55' and will directly overlook the backyards and living rooms of members of the Mount Vernon Woods Community. Despite these facts, the Developer has refused to compromise the height of the Project at all.

D. The Requested Variance to the Code's Setback Requirements Fails to Identify an Unnecessary Hardship Related to the "Size, Shape, or Topography" of the Project.

In its request for a variance from the setback requirements of the Sandy Springs Code (the "Code"), the Developer fails to articulate a legal hardship and instead relies incorrectly upon difficulty modifying private lease agreements with existing tenants of the property. Negotiation of existing lease agreements does not constitute "extraordinary and exceptional conditions pertaining to [the] property because of its size, shape, or topography [that] create an unnecessary hardship for the owner while causing no detriment to the public" under the Code and/or applicable law. *See* Code Article XXII § 22.3.1(B); *see also City of Atlanta Bd. of Zoning Adjustment v. Kelly*, 238 Ga. App. 799-800, 520 S.E.2d 269 (1999) (affirming denial of variance to city setback requirements because owner "failed to show exceptional conditions based on size, shape or topography."); *Cook v. Howard*, 134 Ga. App. 721, 215 S.E.2d 690 (1975) (affirming rejection of proposed variance because "the board was not authorized to grant a variance because of personal hardship of the aged owners.").

Even if the purported personal hardship of the Developer did constitute an extraordinary and exceptional circumstance, as set forth above, the sheer scale of the Project, its proximity to the

Mount Vernon Woods Community and the substantial increase in commuter traffic because of the Project's density will cause a significant and permanent detriment to the community.

E. The Extreme Density of the Project and Inadequate Proposed Buffer Will Adversely Impact Mount Vernon Woods Residents.

There is currently over 150' of green space buffer between the Marshall's property and Hunting Creek Drive, which shields the Mount Vernon Woods Community from the existing commercial property. The Developer indicated (for the first time) during the October 30, 2014 Developer/ Community Resolution Meeting that it intended to use existing green space on the eastern portion of the Project (the portion immediately adjacent to and bordering the Mount Vernon Woods Community) as an "amenity" for prospective apartment tenants. The Developer also indicated (for the first time) that the Mount Vernon Woods Community would be separated from this "amenity" by a chain link fence on the easternmost edge of the green space. The result of this new modification to the Project would be an inadequate 50' separation between Mount Vernon Woods Community residents on Hunting Creek Drive and the 700+ tenants utilizing an undefined "amenity."

Because it is unclear what is actually planned by the Developer, it is currently uncertain as to whether this new modification will obstruct the Association members' access to the Mount Vernon Woods Community Pool and tennis courts through the eastern portion of the property. This access has been public, continuous, exclusive, uninterrupted, and peaceable for well over twenty (20) years and the Association is entitled to this access as a matter of right. *See* O.C.G.A. §§ 44-5-161 and 44-5-163.

Based upon the foregoing, the Association believes that the Project should be rejected in its current form.

II. IDENTIFICATION OF MINOR CONCESSIONS MADE BY DEVELOPER TO THE ASSOCIATION

The Developer has agreed not to place a new detention pond directly adjacent to the Mount Vernon Woods Community. The Developer has also prepared an outline for a potential agreement concerning the buffer on the eastern portion of the Project. Despite several meetings with the Developer, there is still insufficient information to determine whether this new plan would be acceptable to the Association.

III. CONCLUSION

As set forth above, the Project fails to comply with the Plan, the Code, and will negatively impact the Mount Vernon Woods Community. Accordingly, the Association requests that the Planning Commission recommend that the Project be rejected. Alternatively, the Association requests that consideration of the Project be deferred until completion of a comprehensive traffic impact study and submission of a specific plan for the green space and buffer on the eastern portion of the Project which abuts the Mount Vernon Woods Community.

Sincerely,

Dana R. Grantham by express permission

Dana R. Grantham, Esq.
President
Mount Vernon Woods Community Association, Inc.

cc: Ted Sandler, Esq. (ted.sandler@sandlerlawgroup.com)
Counsel for Developer

Benjamin H. Sawyer, Esq. (ben.sawyer@sutherland.com)
Secretary MVWCA

Ms. Linda Abaray (labaray@sandyspringsga.gov)
City of Sandy Springs, Senior Planner

EXHIBIT A

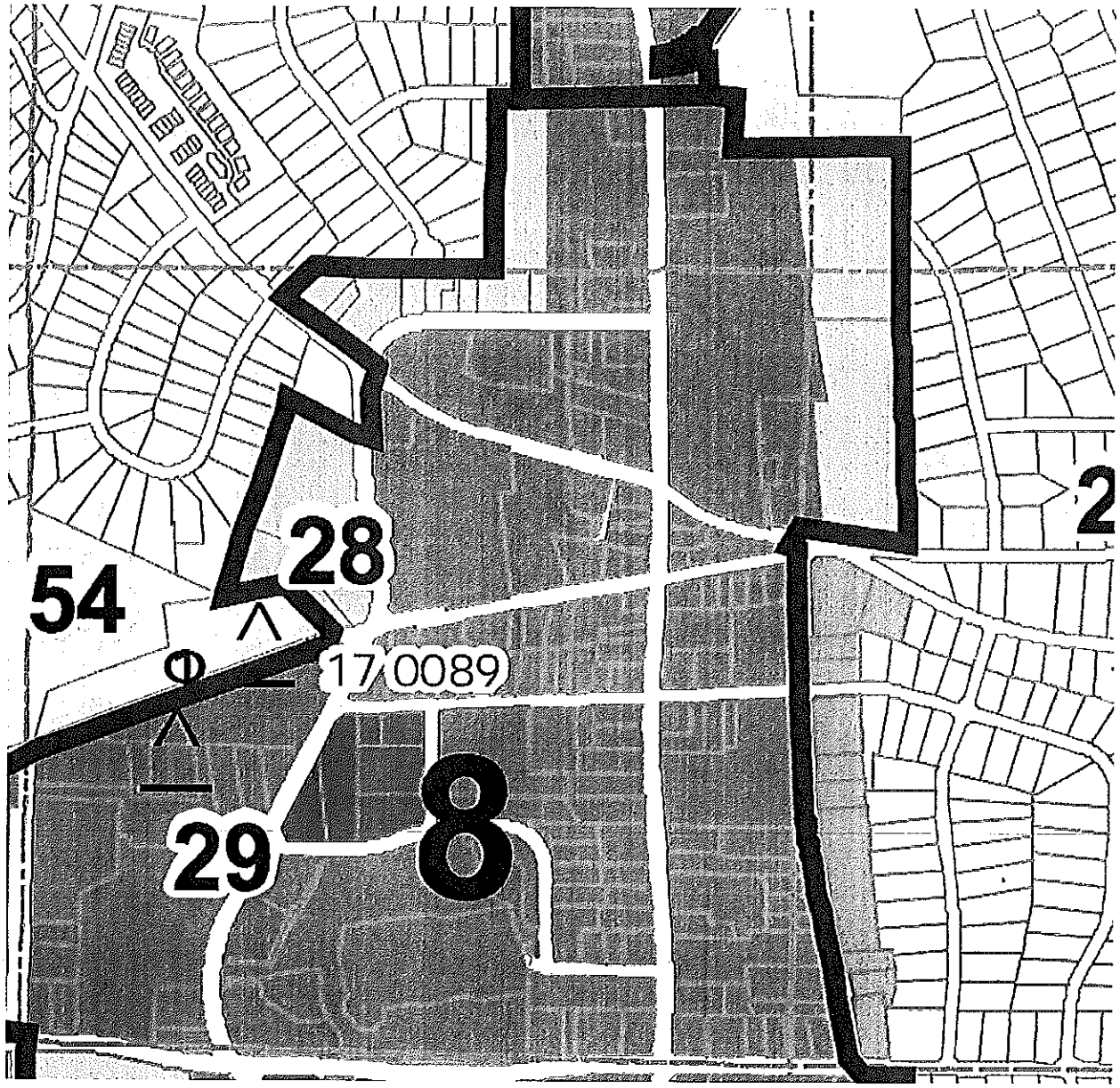


EXHIBIT A

Legend
Future Land Use Categories

- Residential, 0 to 0.5 units per acre
- Residential, 0 to 1 units per acre
- Residential, 1 to 2 units per acre
- Residential, 2 to 3 units per acre
- Residential, 3 to 5 units per acre
- Residential, 5 to 8 units per acre
- Residential, 8 to 12 units per acre
- Residential, 12 to 20 units per acre
- Residential, over 20 units per acre
- Living-Working Neighborhood
- Living-Working Community
- Living-Working Regional
- Business Park
- Commercial
- Office
- Office High Density
- Industrial
- Private Recreational
- Public Recreational and Conservation
- Stream and Water Bodies
- Community Facility
- Transportation
- 17 0000 Landlots
- MRPA Chattahoochee River Corridor
- MARTA Rail
- Private Institutional Use
- Schools
- MARTA Station

Phillip Britt

6618 Cherry Tree Lane

Sandy Springs, GA 30328

November 6, 2014

Linda Abaray

Senior Planner

7480 Roswell Road

Sandy Springs, GA 30350

Dear Ms. Abaray;

It has been brought to my attention that Quintus Development is planning development in the Marshall's Plaza location. I welcome the idea of quaint Live/Work facilities but, I am opposed to a large apartment complex which spills much more traffic onto an already congested Roswell Road, ruins our community atmosphere, and towers over my neighborhood.

I've worked hard to be able to get into Mount Vernon Woods. This neighborhood is almost exactly what I dreamed of one day having as a reward for my hard work. It's bad enough that a big bright lighted billboard was installed at Abernathy Square Shopping Center last year blaring light into my rear windows. Now someone wants to build tall apartments.

I respectfully ask that we stick with what appeared to be a classy renaissance to our community when I bought my house. The park along Abernathy Road widening is really nice. The planned City Center renovation seems to be a class act. I feel this will make our city comparable to Alpharetta Down town if not better. I look forward to being able to walk to businesses in our nice downtown. Please work with this developer to make sure we do not build some ugly, over-congested, apartment complex with people jumping over fences, tearing up our tennis courts and pool area. I want to continue to feel I can walk safely through my neighborhood and to businesses nearby.

Sincerely,

Phillip Britt